

TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING



*The Mission of the Town of Yucca Valley is to  
provide a government that is responsive to the needs and  
concerns of its diverse citizenry and  
ensures a safe and secure environment  
while maintaining the highest quality of life*

TUESDAY  
FEBRUARY 11, 2014  
6:00 p.m.

YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM  
57090 - 29 PALMS HIGHWAY  
YUCCA VALLEY, CALIFORNIA 92284

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PLANNING COMMISSION MEMBERS

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*Tim Humphreville, Chairman  
Vickie Bridenstine, Vice Chairman  
Jeff Drozd, Commissioner  
Warren Lavender, Commissioner  
Steve Whitten, Commissioner*

# AGENDA

## MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION 6:00 P.M., TUESDAY, FEBRUARY 11, 2014

*The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.*

***If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.***

### CALL TO ORDER:

**ROLL CALL:** Vickie Bridenstine, Vice Chairman  
Jeff Drozd, Commissioner  
Tim Humphreville, Chairman  
Warren Lavender, Commissioner  
Steve Whitten, Commissioner

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

**Action:** Move by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ Voice Vote \_\_\_\_\_.

### PUBLIC COMMENTS

***In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.***

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**DEPARTMENT REPORTS:**

**1. SITE PLAN REVIEW, SPR 03-08 FELIX**

Request for an extension of time on Site Plan Review, SPR 03-08 Felix, an approval to construct a 978 square foot commercial building on a 0.20 acre site which currently contains a single family residence located in the Commercial Mixed Use land use district. The property is located on the northeast corner of Geronimo Trail and Pueblo Trail.

**RECOMMENDATION:**

That the Planning Commission approves the extension of time for an additional three years, expiring on December 02, 2016.

**Action:** Moved by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ Voice Vote \_\_\_\_\_

**2. CONDITIONAL USE PERMIT, CUP 05-07 MAGNUM STORAGE**

Request for an extension of time on Conditional Use Permit, CUP 03-08 Magnum Storage, an approval for the construction of a mini storage facility on a 4.4 acre site on the corner of Old Woman Springs Dr and Sun Oro Dr.

**RECOMMENDATION:**

That the Planning Commission approves the extension of time for an additional three years , expiring on February 19, 2017.

## **CONSENT AGENDA:**

### **3. MINUTES**

A request that the Planning Commission approve as submitted the minutes of the meeting held on October 22, 2013.

**All items listed on the consent agenda are considered to be routine matters and may be enacted by one motion and a second. There will be no separate discussion of the consent agenda items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the discussion. Public requests to comment on consent calendar items should be filed with the Deputy Town Clerk before the consent agenda is called.**

### **STAFF REPORTS AND COMMENTS:**

- Development Activity Report
- Capital Projects Update Report

### **FUTURE AGENDA ITEMS:**

### **COMMISSIONER REPORTS AND REQUESTS:**

Commissioner Drozd  
Commissioner Lavender  
Commissioner Whitten  
Vice Chairman Bridenstine  
Chairman Humphreville

### **ANNOUNCEMENTS:**

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, February 25, 2014

### **ADJOURN**

## PLANNING COMMISSION STAFF REPORT

**To:** Honorable Chairman & Commissioners

**From:** Diane Olsen, Planning Technician

**Date:** February 04, 2014

**For Commission Meeting:** February 11, 2014

**Subject:** Extension of Time for Site Plan Review , SPR 03-08 Felix

**Prior Commission Review:** The Planning Commission reviewed and approved Site Plan Review, SPR 03-08 at their meeting of December 02, 2008. On November 09, 2010 the Planning Commission approved a three year extension for the project, expiring on December 02, 2013

**Recommendation:** That the Planning Commission approves the extension of time for SPR 03-08 for an additional three years, expiring on December 02, 2016.

**Executive Summary:** The original application was for a Site Plan Review to allow the construction of a 978 square foot commercial building on a 0 .20 acre site which currently contains a single family residence for the operation of beauty salon. The property has a zoning designation of Commercial Mixed Use (C-MU) and a General Plan land use designation of Commercial. The project is located on the northeast corner of Geronimo Trail and Pueblo Trail and is identified as assessor's parcel numbers 586-133-08. Staff is recommending an extension of 3 years as requested by the applicant.

### Order of Procedure:

- Request Staff Report
- Request Public Comment
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote)

**Discussion:** The Site Plan Review, SPR 03-08 was originally approved by the Planning Commission at their meeting of December 02, 2008.

At that meeting the project was approved for two years, expiring on December 02, 2010. Development Code Section 9.68.110, Extension of Time allows for a three year extension of the project. On November 09, 2010 the Planning Commission approved a three year extension for the project, expiring on December 02, 2013.

Due to the current state of the economy the applicant has been unable to proceed with the project. The applicant has filed an extension request in a timely manner and no conditions have changed that would prohibit approval of the extension request. Therefore, staff is

recommending that the extension request be approved and the new expiration date will be December 02, 2016.

**Alternatives:** None recommended

**Fiscal impact:** N/A

**Attachments:**

1. Applicant's request
2. Planning Commission Staff Report and Minutes from December 02, 2008
3. Planning Commission Staff Report and Minutes from November 09, 2010
4. Development Code Section 9.68.110 Extension of Time

January 21-2014

Town of yucca Valley  
Community Development/Planning  
58928 Business Center Drive  
Yucca Valley Ca.92284

Attention: Diane Olsen  
Planning Technician

RE: Site Plan Review, SPR 03-08-Dora Felix  
Dora Felix  
7477 Geronimo Trail  
Yucca Valley Ca. 92284

Subject: Extension of site Plan Review

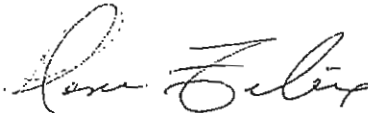
Dear Ms. Diane Olsen

The economic downturn (recession) has played heavily on my project's development at This time. In order to proceed without the possible difficulties that very well may occur Due to economic challenges in the immediate and future times I am asking for an Extension of time (maximum allowed) to the Site Plan Review .

I appreciate your attention to this matter, as I truly want to proceed with the project; Having made a considerable investment to date.

Yours Truly,

Dora Felix  
Owner



**Town of Yucca Valley**  
**Community Development Dept.**  
**58928 Business Center Dr**  
**Yucca Valley, CA 92284**

DORA FELIX  
7477 GERONIMO TR  
Yucca Valley, CA 92284

No.: 014330  
Customer No.: N/A  
Salesperson: Diane  
Date: 07-Nov-13  
Time: 09:21 AM

Product Code	Description	Qty	Unit	Price	Extended
KTENSION	SPR FELIX	1.00		610.00	610.00
				TOTAL	610.00
				CHECK	610.00
				CHANGE	0.00

#2759



*Planning Commission: December 2, 2008*  
**TOWN OF YUCCA VALLEY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CURRENT PLANNING DIVISION**  
**STAFF REPORT-DORA FELIX**

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Case: SITE PLAN REVIEW, SPR 03-08  
VARIANCE, V-02-08

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Request: A REQUEST TO ADD A 978 SQUARE FOOT COMMERCIAL BUILDING TO A LOT CURRENTLY CONTAINING A SINGLE FAMILY RESIDENCE IN THE COMMERCIAL MIXED USE LAND USE DESIGNATION. THE VARIANCE IS REQUESTED TO ALLOW A 3 FOOT REDUCTION IN THE SETBACK ON GERONIMO TRAIL.

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Applicant: MS. DORA FELIX  
7477 GERONIMO TRAIL  
YUCCA VALLEY, CA 92284

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Property Owner:  
MS. DORA FELIX  
7477 GERONIMO TRAIL  
YUCCA VALLEY, CA 92284

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Representative:  
MS. DORA FELIX  
7477 GERONIMO TRAIL  
YUCCA VALLEY, CA 92284

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Location: THE NORTHEAST CORNER OF GERONIMO TRAIL AND PUEBLO TRAIL,  
APN: 586-133-08.

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Surrounding Land Use:  
NORTH: VACANT  
SOUTH: PUEBLO TRAIL, SINGLE FAMILY RESIDENCE  
WEST: GERONIMO TRAIL, VACANT  
EAST: MULTI-FAMILY RESIDENTIAL

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Surrounding General Plan Land Use Designations:  
NORTH: COMMERCIAL MIXED USE  
SOUTH: COMMERCIAL MIXED USE  
WEST: COMMERCIAL MIXED USE  
EAST: COMMERCIAL MIXED USE

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Division Approvals:  
Engineering \_\_\_\_\_ Building & Safety \_\_\_\_\_ Public Works \_\_\_\_\_

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Existing General Land Use Designation:

COMMERCIAL MIXED USE

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Surrounding Zoning Designations:

NORTH: COMMERCIAL MIXED USE  
SOUTH: COMMERCIAL MIXED USE  
WEST: COMMERCIAL MIXED USE  
EAST: COMMERCIAL MIXED USE

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Existing Zoning Designation:

COMMERCIAL MIXED USE

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Public Notification:

PURSUANT TO SECTION 83.010330, LEGAL NOTICE IS REQUIRED TO BE GIVEN TO ALL PROPERTY OWNERS WITHIN A THREE (300) HUNDRED FOOT RADIUS OF THE EXTERIOR BOUNDARIES OF THE SUBJECT SITE. AS REQUIRED, THIS PROJECT NOTICE WAS MAILED TO ALL PROPERTY OWNERS WITHIN A 300 FOOT RADIUS OF THE PROJECT SITE ON NOVEMBER 19, 2008 AND PUBLISHED ON NOVEMBER 19, 2008. PROPERTY OWNERS WITHIN 300 FEET WERE NOTIFIED. THERE HAS BEEN NO RESPONSE TO THE PUBLIC NOTICE FROM THE PROPERTY OWNERS AT THE WRITING OF THIS STAFF REPORT.

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**RECOMMENDATIONS:**

**VARIANCE 02-08:** That the Planning Commission approve Variance 02-08, based on the findings in the staff report.

**SITE PLAN REVIEW 03-08:** That the Planning Commission approve Site Plan Review 03-08, based on the findings in the staff report, and the conditions of approval.

PROJECT MANAGER: NICOLE SAUVIAT CRISTE

REVIEWED BY: SHANE STUECKLE

**Appeal Information:**

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Section of the Community Development Department. Town Staff cannot modify Planning Commission Actions except for substantial conformance determinations.

**I. GENERAL INFORMATION**

**PROJECT DESCRIPTION:** The applicant, whose residence is on the northern half of the subject property, proposes the addition of a 978 square foot free-standing commercial building on the southern half of the property. The Variance is being requested to allow a portico element to extend into the street side setback on Geronimo Trail.

**LOCATION:** The project site is located at the northeast corner of Geronimo Trail and Pueblo Trail.

**PROJECT SYNOPSIS:**

**SITE COVERAGE**

PROJECT AREA

8,904 square feet

FLOOD ZONE

Zone X

ALQUIST PRIOLO ZONE

No

OFF-SITE IMPROVEMENTS REQ.

Yes, Geronimo and Pueblo Trails

ON-SITE IMPROVEMENTS REQ.

Yes, Geronimo and Pueblo Trails

ASSESSMENT DISTRICTS

Yes, street and drainage, landscape and lighting, and public safety assessment districts

RIGHT-OF-WAY DEDICATION REQ.

Yes, Geronimo and Pueblo Trails

**II. PROJECT ANALYSIS**

**GENERAL PLAN CONSIDERATION:** The project is designated Commercial Mixed Use. This land use designation is intended to allow a blending of residential and commercial land uses. In addition, the project is located immediately south of the Old Town Specific Plan boundary, which is highly supportive of mixed use land uses. The proposed project is therefore consistent with the land use designation in which it occurs.

**ENVIRONMENTAL CONSIDERATIONS:** The project was reviewed under the California Environmental Quality Act (CEQA) and the Town's Guidelines to Implement same. The Town

determined that the proposed project is exempt under CEQA, under Guidelines Section 15332, Infill Development.

**ADJACENT LAND USES:** The project site is located in an area which has a wide range of land uses. Both single family and multi-family units occur in the area. The site is also located south of the Highway 62 corridor, with its commercial retail land uses. Single family residential lands occur to the south of the site.

**SITE CHARACTERISTICS:** The project site is partially developed with a single family home, located on the northern side of the lot, which also occurs at a slightly lower elevation, about 3 feet below the grade of the vacant portion of the lot. The lot is also impacted by streets on two sides, resulting in a smaller lot size than otherwise occurs in this area of Town.

**BUILDING ELEVATIONS:** The Applicant proposes a Spanish architectural style for the building. The building design is further discussed below.

**ROADWAY IMPROVEMENTS:** The proposed project will be required to improve both Geronimo and Pueblo Trails to their ultimate half width along the frontage of the property. This will include a half-width of the roadways, as well as curb, gutter and sidewalk.

**MAINTENANCE ASSESSMENT DISTRICTS:** The approval of the project includes the requirement to form maintenance assessment district(s) for the purpose of maintaining such public improvements as pavement, curb and gutter, landscaping, lighting, and other public improvements. In the case of this project, the maintenance district would include Valley Vista South.

**DISCUSSION:** The Site Plan Review is dependent on the Variance proposed. Therefore, the Variance is discussed first below, followed by the Site Plan Review.

Variance 02-08: The applicant proposes the construction of a small building of 978 square feet, to house two tenant spaces, one of which will be occupied by the applicant for her beauty parlor business. The design of the project places the primary building access on Geronimo Trail. A covered portico is proposed which would extend to within 12 feet of the property line, or three feet more than is allowed either on the parcel map for the property, or the Commercial Mixed Use development standards. As a result, the applicant has applied for a variance to the standard.

The project site is a corner lot, and as a result, is narrower than the other lots on the block in its southern portion, where the new building is located. This makes it difficult to accommodate the building and the required parking and landscaping under the Development Code. The portico and attached trellis are architectural features which enhance the building's architecture, and provide a more attractive structure. Finally, the location of the building closer to the street is conducive to the pedestrian environment envisioned both in the Commercial Mixed Use land use designation, and the Old Town Specific Plan, to which this property is adjacent. Staff therefore has concluded that the findings for approval of the Variance can be made.

Site Plan Review 03-08: The applicant proposes the addition of a small commercial structure on a lot on which a residence occurs. The parcel is located in the Commercial Mixed Use land use district, which allows a mix of residential and commercial development on the same parcel. It is important to note that mixed use projects can occur both vertically and horizontally on a site; not only vertically, as is traditionally thought.

The project consists of a single 978 square foot building, which will house two tenant spaces. One of the spaces will be occupied by the applicant's beauty shop. The second space's tenant has not been determined. Other than the Variance described above, the project meets or exceeds the development standards described in the General Commercial zone (the standards are used for the Commercial Mixed Use zone).

The building proposed is in the Spanish style, with arches and a tile roof on the front of the structure. The mass of the building has a flat roof, with a cornice at the top to provide detail. The architecture is finished on all sides, so that the building will present an attractive elevation from all vantage points.

The site also includes a parking area which will provide the required four parking spaces. A trash enclosure is also proposed, which is smaller than that which would normally be required for a commercial structure. However, this is an extremely small commercial building, and the standard for trash enclosures is designed for larger, more intense projects. As the standard is a Municipal Code standard, not a zoning standard, no variance is required for the trash enclosure, and the Town has discretion, as stated in Section 9.60.040(j). Staff believes that the dimensions will allow a bin to be located within it, and that this will be more than sufficient to accommodate the business. The applicant has also consulted with the Town's waste provider, who is in agreement with the configuration.

The landscaping plan proposed for the site will include an attractive corner treatment, as well as landscaping within the parking area, and on the front of the building. The improvements proposed will be of drought tolerant materials.

The applicant has worked diligently with staff to amend her plans to meet the Town's standards, and provide an attractive addition to this part of Town. The concept of mixing residential and commercial land uses is critical to the ultimate success of the Old Town Specific Plan, and although this site is not within the Plan area, it is immediately to the south of it, and provides a starting point for development in the area.

#### VARIANCE FINDINGS:

1. The granting of such variance will not be detrimental to other properties or land uses in the area. The applicant has included a side yard setback for the apartments to the east, which will provide some separation and buffer. The lot to the east contains a similarly intense amount of building coverage, so this project will not be inconsistent with the character of the area.
2. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity. The project site is a corner lot, which means that the parcel is smaller than other parcels in the area, because of the corner cut back at Geronimo and Pueblo Trails. The required improvements for a commercial structure require more space than would otherwise be necessary on the site.
3. The strict application of the land use district does deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district. The building setback line imposed in the original parcel map and the Development Code did not consider architectural

features or site constraints. In addition, the principles of the Commercial Mixed Use zone, for a more pedestrian, interactive development pattern, are consistent with a more significant building presence on the street.

4. The granting of the variance is compatible with the objectives, policies, General Plan uses and programs specified in the General Plan. The Commercial Mixed Use designation encourages the development of both residential and commercial components within a single project.

**SITE PLAN REVIEW FINDINGS:**

1. The conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare. The Conditions of Approval ensure the proposed project is in compliance with the requirements of the Town of Yucca Valley in relation to access, circulation, fire protection, building construction, and compatibility with surrounding land uses.
2. The proposed project is consistent with the goals, policies, standards and maps of the Town of Yucca Valley General Plan insofar as retail commercial space is a permitted use in the Commercial Mixed Use land use designation.
3. The proposed use is consistent with development within the Commercial Mixed Use Land Use District, with implementation of the conditions of approval.
4. The site is physically suitable for the proposed type and intensity of development insofar as the site is flat, and already partially developed.
5. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks (with approval of Variance 02-08), walls and fences, parking areas, landscaping and other features have been included in the proposed site plan and conditions of approval.
6. The site for the proposed use has adequate access, by providing access on Geronimo Trail.
7. The proposed use will not have a substantial adverse effect on abutting property or on the permitted use thereof, insofar as the uses are compatible with the Commercial Mixed Use designation.
8. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.



**Attachments:**

1. Standard Exhibits
2. Application materials
3. Site Plan & Elevations (one sheet)
4. Landscaping Plan

**CONDITIONS OF APPROVAL**  
**Site Plan Review 03-08 – Dora Felix**

1. This approval is for Site Plan Review 03-08, an application to allow the construction of a 978 square foot building on a 0.2 acre site. Variance 02-08 reduces the front yard setback on Geronimo Trail by 3 feet. These conditions apply to the Site Plan Review, not the Variance. The property is identified as Assessor Parcel Number 586-133-08.
2. The Applicant/owner shall agree to defend at his sole expense any action brought against the Town, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The Applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve Applicant of his obligations under this condition.
3. This Site Plan Review shall become null and void if substantially construction has not been completed within two (2) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council, in conformance with the Town of Yucca Valley Development Code regulations. The Applicant is responsible for the initiation of an extension request.

Approval date: December 2, 2008  
Expiration date: December 2, 2010

4. The Applicant/owner shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, Environmental Health Services, Transportation/Flood Control, Fire Department, Building and Safety, State Fire Marshal, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.
5. All conditions are continuing conditions. Failure of the Applicant to comply with any or all of said conditions at any time shall result in the revocation of the approval on the property.
6. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town

- Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.
7. The Applicant shall pay all fees charged by the Town as required for processing, plan checking, construction and/or electrical inspection. The fee amounts shall be those which are applicable and in effect at the time the work is undertaken and accomplished.
  8. All improvements shall be inspected by the Town's Building and Safety Division, as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
  9. Site shall be kept clean at all times. Scrap materials shall be consolidated, and a container must be provided to contain trash that can be carried away by wind.
  10. At the time of permit issuance the Applicant shall be responsible for the payment of fees associated with electronic file storage of documents.
  11. The Applicant shall pay Development Impact Fees in place at the time of issuance of Building Permits prior to pre-final inspection.
  12. A plan identifying all protected plants as well as a Joshua Tree Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of grading permits for the project. A minimum 60 day adoption period before land disturbance in accordance with the grading plan may commence.
  13. Prior to the delivery of combustible materials, the following items shall be accepted as complete:
    - a) The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and
    - b) Fire hydrants are accepted by the Fire Marshal and the Department of Public Works.
  14. In conjunction with the preparation of improvement plans, the Applicant shall cause to be formed or shall not protest the formation of a maintenance district(s) for landscape, lighting, streets, drainage facilities or other infrastructure as required by the Town. The Applicant shall initiate the maintenance and benefit assessment district(s) formation by submitting a landowner petition and consent form (provided by the Town of Yucca Valley) and deposit necessary fees concurrent with application for street and grading plan review and approval and said maintenance and benefit

assessment district(s) shall be established concurrent with the approval of the final map in the case of subdivision of land, or prior to issuance of any certificate of occupancy where there is no subdivision of land.

15. The Applicant shall form a public safety assessment district on the properties subject to Town Council adoption of a fiscal impact model.
16. Utility undergrounding shall be required for all new service and distribution lines that provide direct service to the property being developed; existing service and distribution lines that are located within the boundaries being developed that provide direct service to the property being developed; existing service and distribution lines between the street frontage property line and the centerline of the adjacent streets of the property that provide direct service to the property being developed ; existing Service and Distribution lines located along or within 10 feet of the lot lines of the property that provide direct service to the property being developed; or existing service and distribution lines being relocated as a result of a project.
17. In conjunction with the submittal of building plans, a final landscaping and irrigation plan shall be submitted for review and approval. All landscaping shall be on an automated landscaping irrigation system.
18. Landscaping shall be maintained in perpetuity. Any dead plant(s) shall be replaced within 30 days.
19. All roof mounted equipment shall be screened from view from all surrounding streets and property.
20. Dedicate, or show there exists, sufficient right of way for a Rural Local Street on Pueblo Trail and Geronimo Trail.
21. Construct curb and gutter and sidewalk 20 feet from centerline on Pueblo Trail and Geronimo Trail per Town of Yucca Valley Standard Drawing 101 and 220. Any existing pavement on Pueblo Trail and Geronimo Trail shall be removed and replaced to centerline. Construct driveway approaches to the new building, as well as the existing residence, per Town of Yucca Valley Standard Drawing 214.
22. Install one street light at the intersection of Pueblo Trail and Geronimo Trail per Town of Yucca Valley Standard Drawing 302.
23. During construction, the Contractor shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town staff to eliminate any site related dirt and debris within the roadways. During his business activities, the

- Applicant shall keep the public right-of-way adjacent to his property in a clean and sanitary condition.
24. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way.
  25. Prior to the issuance of a Grading Permit for the onsite paved areas, a Grading Plan prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The final Grading Plan shall be reviewed and approved by the Engineering Division prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.
  26. Prior to the issuance of Permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for any onsite and offsite grading, foundations, compaction, structures, drainage, and existence of fault zones. It shall include recommendations for retention basins, slope stability and erosion control.
  27. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.
  28. Developer shall comply with NPDES requirements as applicable. The Applicant shall install devices on his property to keep erodible material, rocks, and gravel on the site. To eliminate any site related dirt and debris within the roadways, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town Staff.
  29. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.
  30. ~~A retention basin or underground storage system shall be constructed and functional prior to the issuance of certificate of occupancy for the project. The applicant shall provide on-site retention for the incrementally larger flows caused by development of the site. Two options are available.~~
    - a. A drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention

- basin size will be determined, per County of San Bernardino Flood Control methodology such that the post development 100 year peak flow exiting the site shall be 10% less than the current 25 year peak flow from the site.
- b. In lieu of an engineered drainage report the retention basin shall be sized to retain 550 cubic feet of storm water for each 1,000 square feet, and increments thereof, of impervious area proposed (house, driveway, patio, etc.).
31. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.
32. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.
33. All grading activities shall minimize dust through compliance with AQMD Rule 403.
34. Prior to issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official.
35. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The Applicant shall be responsible for the associated costs and arrangements with each public utility.
36. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the Applicant/ Developer shall retain a qualified licensed land surveyor or civil Engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).
37. All improvement plans (street and grading) shall be designed by a Registered Civil Engineer.

#### **PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY**

38. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.

39. The retention basin or underground storage system shall be constructed and functional prior to the issuance of certificate of occupancy for the project.
40. The Applicant shall submit written proof to the Building Official that the Applicant has complied with all conditions of approval or comments, as required, from the High Desert Water District, and Colorado Regional Water Quality Control Board. Applicant shall comply with applicable requirements of NPDES (Non-Point Pollution Discharge Elimination System).
41. The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure that may be required by the Town Engineer or another Agency.
42. The Applicant shall install all water and sewer systems required to serve the project. The location of the proposed septic system(s) shall be shown on the project grading plan(s). The project is located in Phase 1 of the High Desert Water District Sewage Treatment Plant improvements. The applicant shall install dry sewer lines in conjunction with building construction, and shall connect to the sewer line immediately when it is available.
43. Prior to the issuance of a Certificate of Occupancy all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.
44. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the Applicant/ Developer shall retain a qualified licensed land surveyor or civil Engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).
45. The applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The Developer shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The Developer shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the Developer may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.
46. The applicant shall be responsible for all improvements that he has constructed within the public right-of-way as required by the conditions of approval. The improvements

shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Developer. The Developer shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.

47. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check.
48. All exterior lighting shall comply with the Outdoor Lighting Ordinance and shall be illustrated on all construction plans.
49. The developer shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

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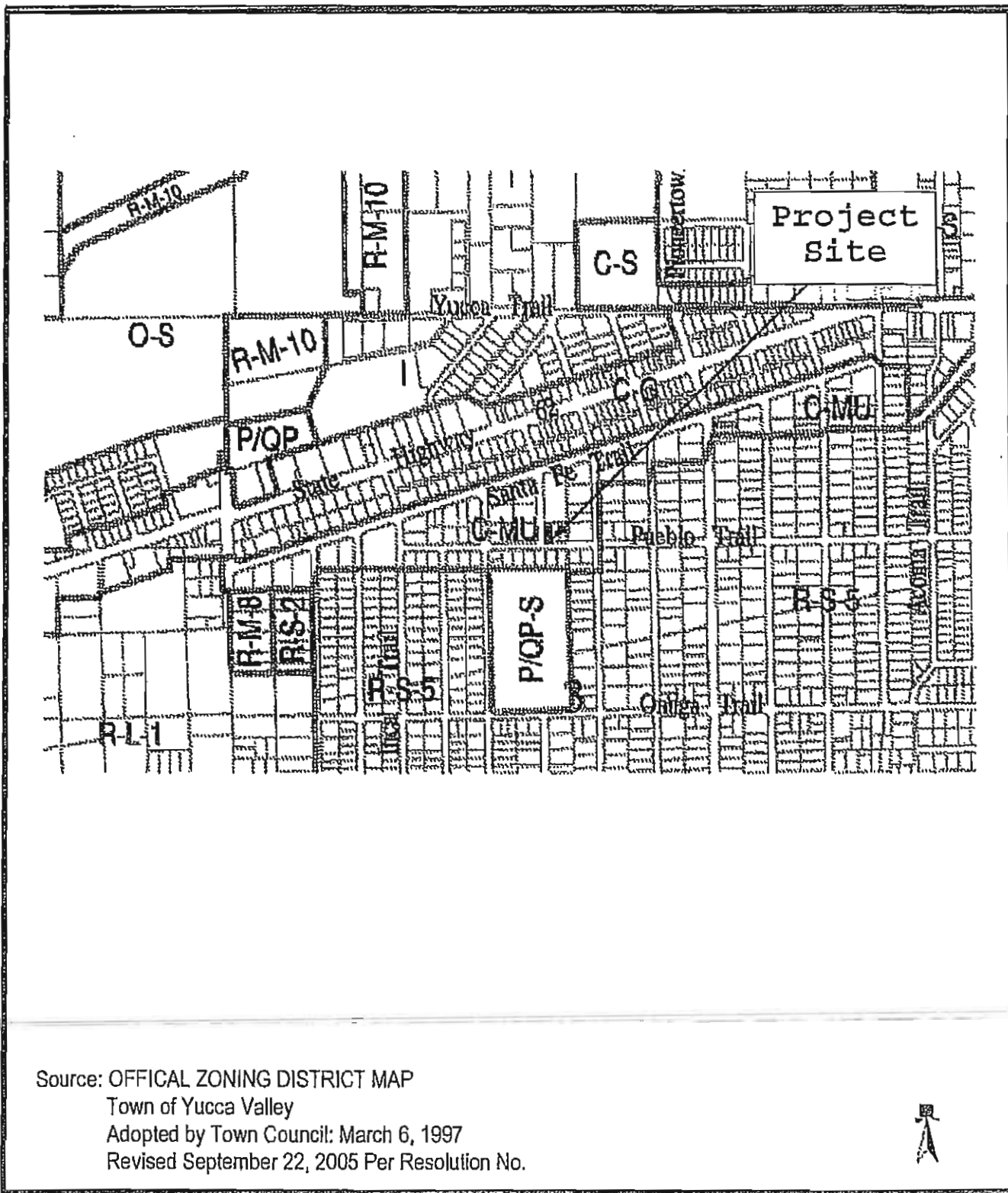
Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_



# TOWN OF YUCCA VALLEY

PROJECT NO.: SPR 03-08 Variance 02-08

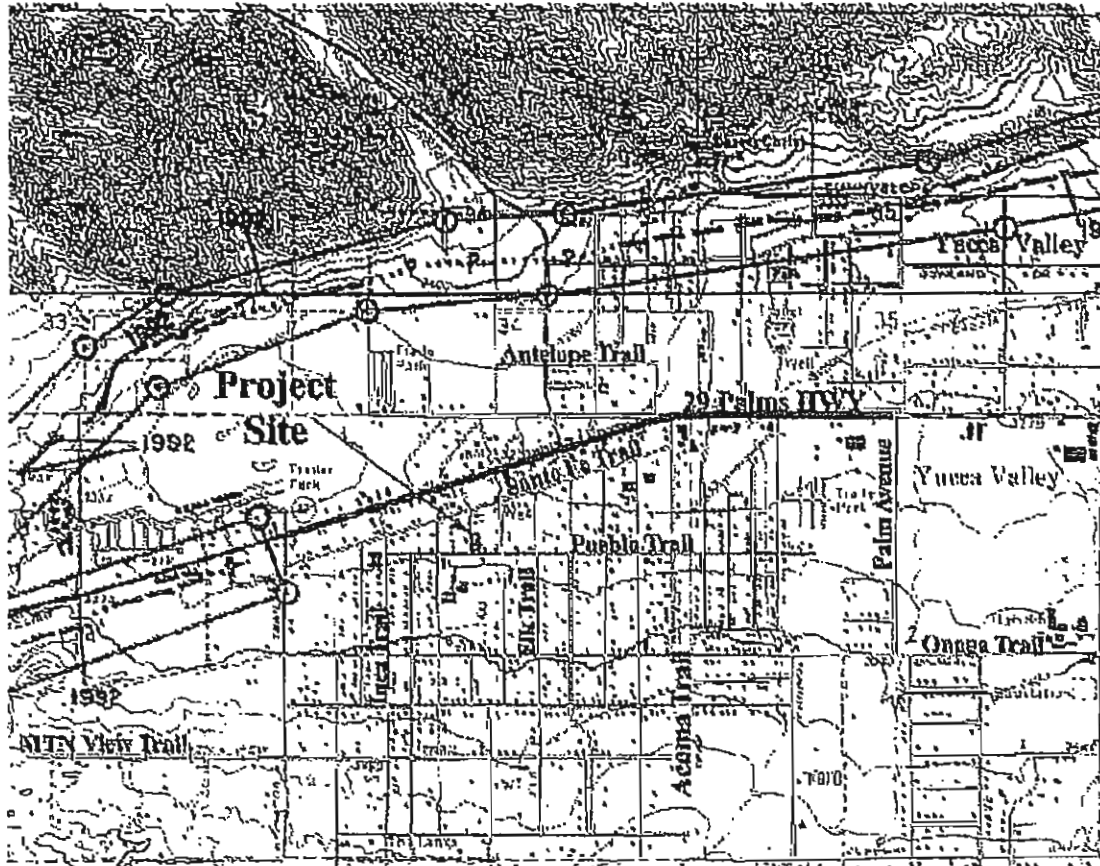


Source: OFFICIAL ZONING DISTRICT MAP  
Town of Yucca Valley  
Adopted by Town Council: March 6, 1997  
Revised September 22, 2005 Per Resolution No.

## EXISTING ZONING AND GENERAL PLAN LAND USE MAP

# TOWN OF YUCCA VALLEY

PROJECT NO.: SPR 03-08 Variance 02-08



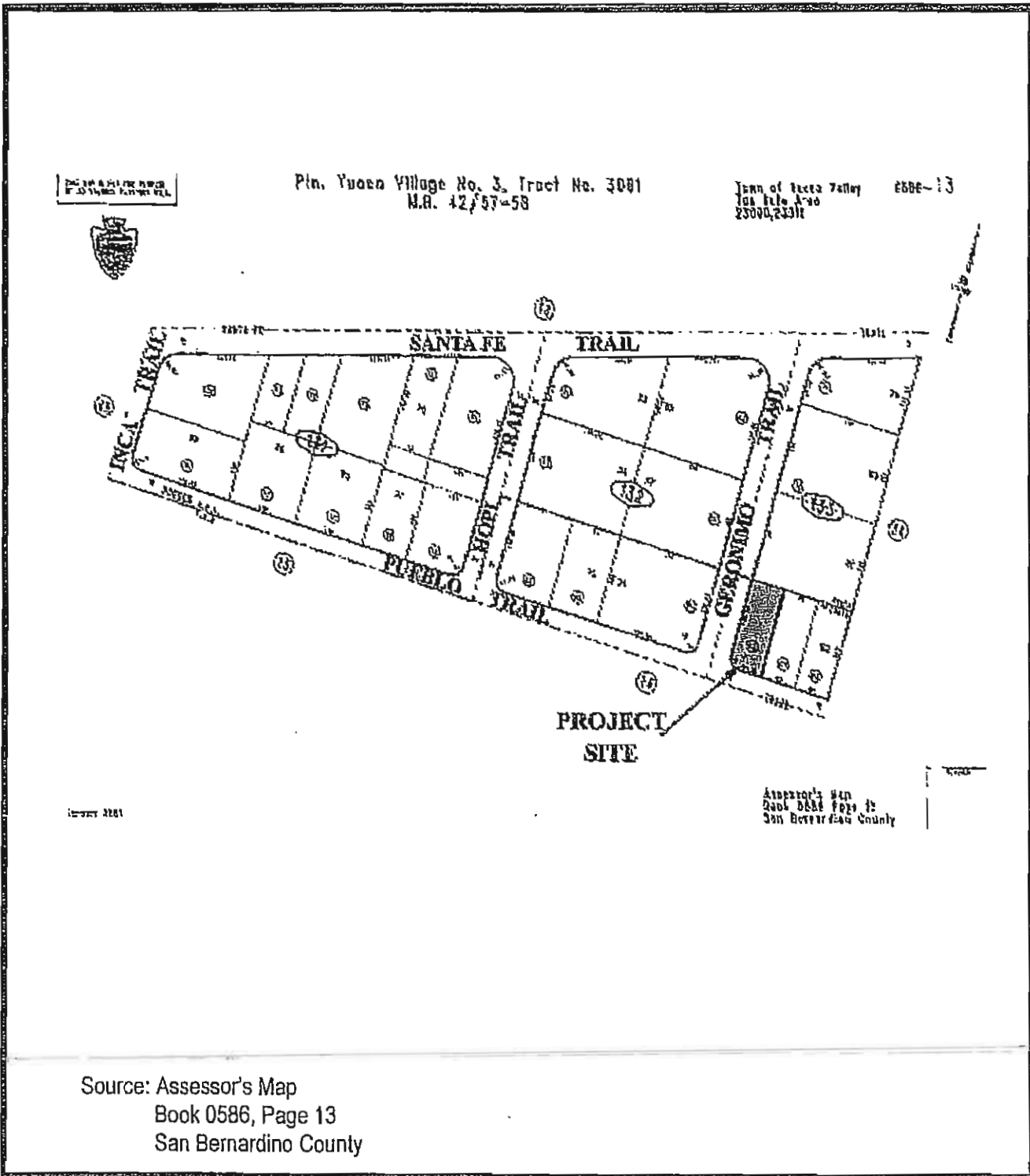
Source: USGS 7.5 Minute Quad Maps  
Yucca Valley North and South CA 1993



## SEISMIC MAP

# TOWN OF YUCCA VALLEY

PROJECT NO.: SPR 03-08 Variance 02-08



Source: Assessor's Map  
Book 0586, Page 13  
San Bernardino County

## ASSESSOR'S PARCEL MAP

# TOWN OF YUCCA VALLEY

PROJECT NO.: SPR 03-08 Variance 02-08



**AERIAL**

Source: DigitalGlobe 2007 Google





City of Yucca Valley  
 Planning Department  
 1000 E. Main Street  
 Yucca Valley, CA 92284  
 Phone: (760) 863-1234  
 Fax: (760) 863-1235  
 Website: www.yuccavalley.org

**PROJECT DATA**

**PROJECT:**  
 COMMERCIAL SHELL BUILDING  
 OWNER:  
 MRS. DORA FELIX  
 7477 GERONIMO TRAIL  
 YUCCA VALLEY, CA 92284

**PROJECT ADDRESS & APN:**  
 7477 GERONIMO TRAIL  
 YUCCA VALLEY, CA 92284  
 APN: 014-014-014-014

**LAND AREA TABULATIONS:**  
 LOT AREA: 1.00 ACRES (43,560 SQ. FT.)  
 COVERED AREA: 10,000 SQ. FT.  
 UNCOVERED AREA: 33,560 SQ. FT.  
 TOTAL AREA: 43,560 SQ. FT.

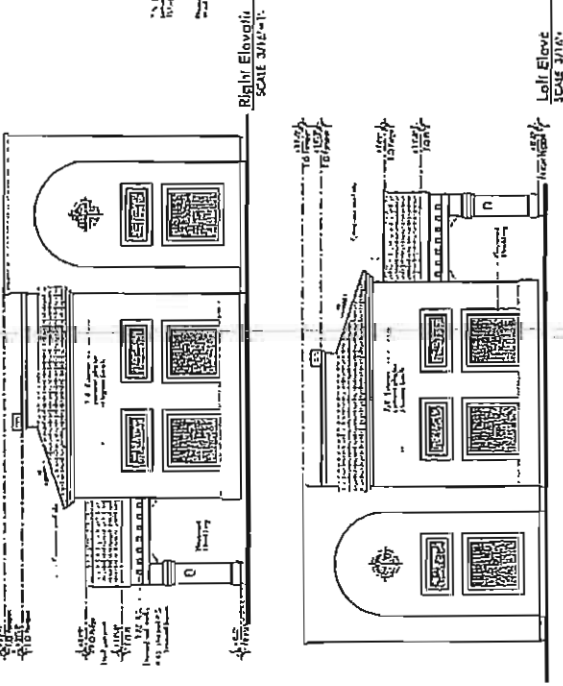
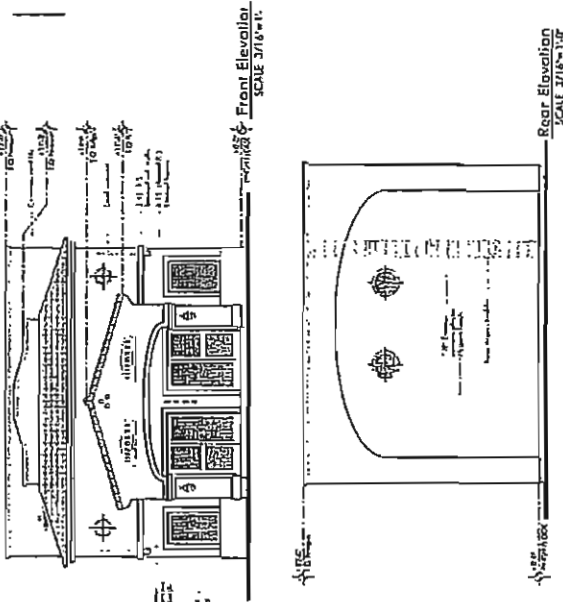
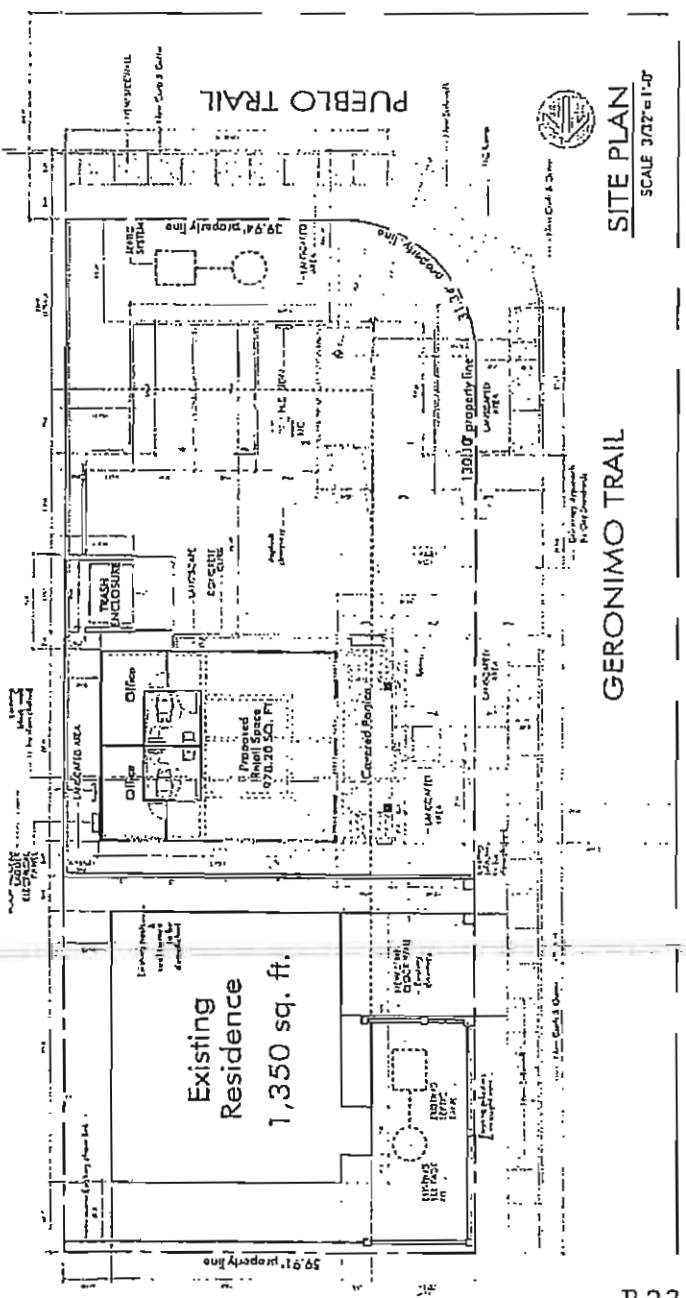
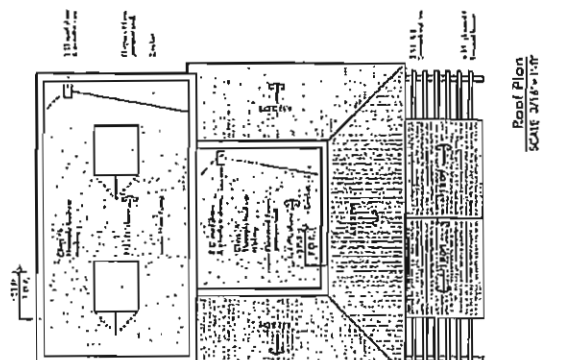
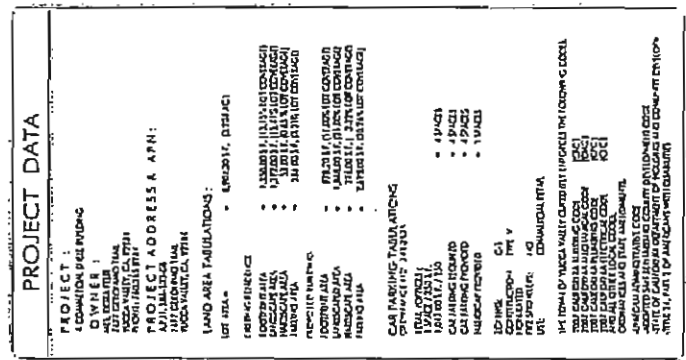
**USE:** COMMERCIAL (C-1)  
 ZONING: C-1  
 HEIGHT: 15 FT.  
 SETBACKS: 5 FT. FRONT, 5 FT. SIDE, 5 FT. REAR

**PRELIMINARY DESIGN**

**MRS. DORA FELIX**  
 A COMMERCIAL SHELL BUILDING TO:  
 7477 GERONIMO TRAIL, YUCCA VALLEY, CA 92284

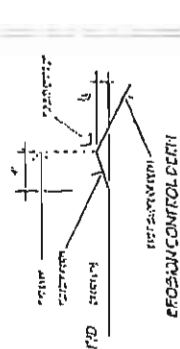
**SP**

**DATE:** 10/15/2014  
**SCALE:** 1/8" = 1'-0"  
**PROJECT:** COMMERCIAL SHELL BUILDING  
**OWNER:** MRS. DORA FELIX  
**ADDRESS:** 7477 GERONIMO TRAIL, YUCCA VALLEY, CA 92284



**GENERAL GRADING NOTES**

1. ALL GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
2. PROPOSED GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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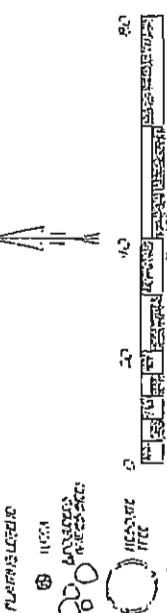


**PLANTING NOTES**

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**LEGEND**

- 1. EXISTING UTILITIES
- 2. PROPOSED UTILITIES
- 3. EXISTING CONTOURS
- 4. PROPOSED CONTOURS
- 5. EXISTING GRADE
- 6. PROPOSED GRADE
- 7. EXISTING FENCE
- 8. PROPOSED FENCE
- 9. EXISTING DRIVEWAY
- 10. PROPOSED DRIVEWAY
- 11. EXISTING SIDEWALK
- 12. PROPOSED SIDEWALK
- 13. EXISTING CURB
- 14. PROPOSED CURB
- 15. EXISTING PAVEMENT
- 16. PROPOSED PAVEMENT
- 17. EXISTING ASPHALT
- 18. PROPOSED ASPHALT
- 19. EXISTING CONCRETE
- 20. PROPOSED CONCRETE
- 21. EXISTING BRICK
- 22. PROPOSED BRICK
- 23. EXISTING STONE
- 24. PROPOSED STONE
- 25. EXISTING METAL
- 26. PROPOSED METAL
- 27. EXISTING WOOD
- 28. PROPOSED WOOD
- 29. EXISTING PLASTER
- 30. PROPOSED PLASTER
- 31. EXISTING STUCCO
- 32. PROPOSED STUCCO
- 33. EXISTING GYPSUM
- 34. PROPOSED GYPSUM
- 35. EXISTING MORTAR
- 36. PROPOSED MORTAR
- 37. EXISTING SAND
- 38. PROPOSED SAND
- 39. EXISTING GRAVEL
- 40. PROPOSED GRAVEL
- 41. EXISTING CRUSHED STONE
- 42. PROPOSED CRUSHED STONE
- 43. EXISTING ASPHALT
- 44. PROPOSED ASPHALT
- 45. EXISTING CONCRETE
- 46. PROPOSED CONCRETE
- 47. EXISTING BRICK
- 48. PROPOSED BRICK
- 49. EXISTING STONE
- 50. PROPOSED STONE
- 51. EXISTING METAL
- 52. PROPOSED METAL
- 53. EXISTING WOOD
- 54. PROPOSED WOOD
- 55. EXISTING PLASTER
- 56. PROPOSED PLASTER
- 57. EXISTING STUCCO
- 58. PROPOSED STUCCO
- 59. EXISTING GYPSUM
- 60. PROPOSED GYPSUM
- 61. EXISTING MORTAR
- 62. PROPOSED MORTAR
- 63. EXISTING SAND
- 64. PROPOSED SAND
- 65. EXISTING GRAVEL
- 66. PROPOSED GRAVEL
- 67. EXISTING CRUSHED STONE
- 68. PROPOSED CRUSHED STONE



**PROJECT**

1770 PUEBLO, IDECA VILLAS, CA 92024

PARCEL # 300-113-00-0000

**CUT/FILL**

ROADWAY PAVEMENT AREA	61 CU YDS
CUT	10 CU YDS
FILL	30.5 CU YDS
TOTAL REPORT	32.5 CU YDS

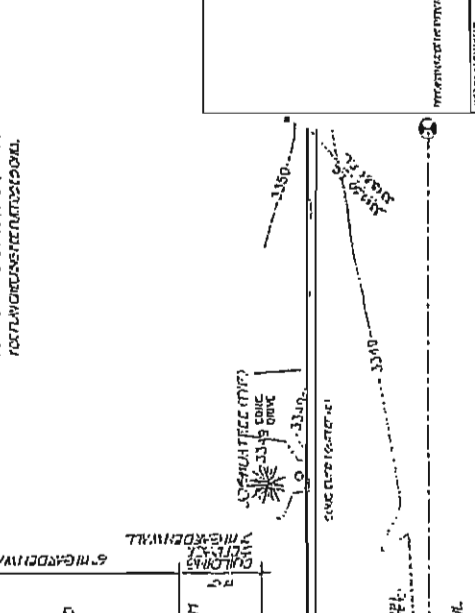
**BENCHMARK**

SAN BERNARDINO COUNTY BENCHMARK NO. 105-17 (BRASS DISK IN BASE OF FLAG POLE AT OLD POST OFFICE BUILDING AT THE SW CORNER OF FOX TRAIL AND 29 PALMS HWY.)

EL = 3324.60

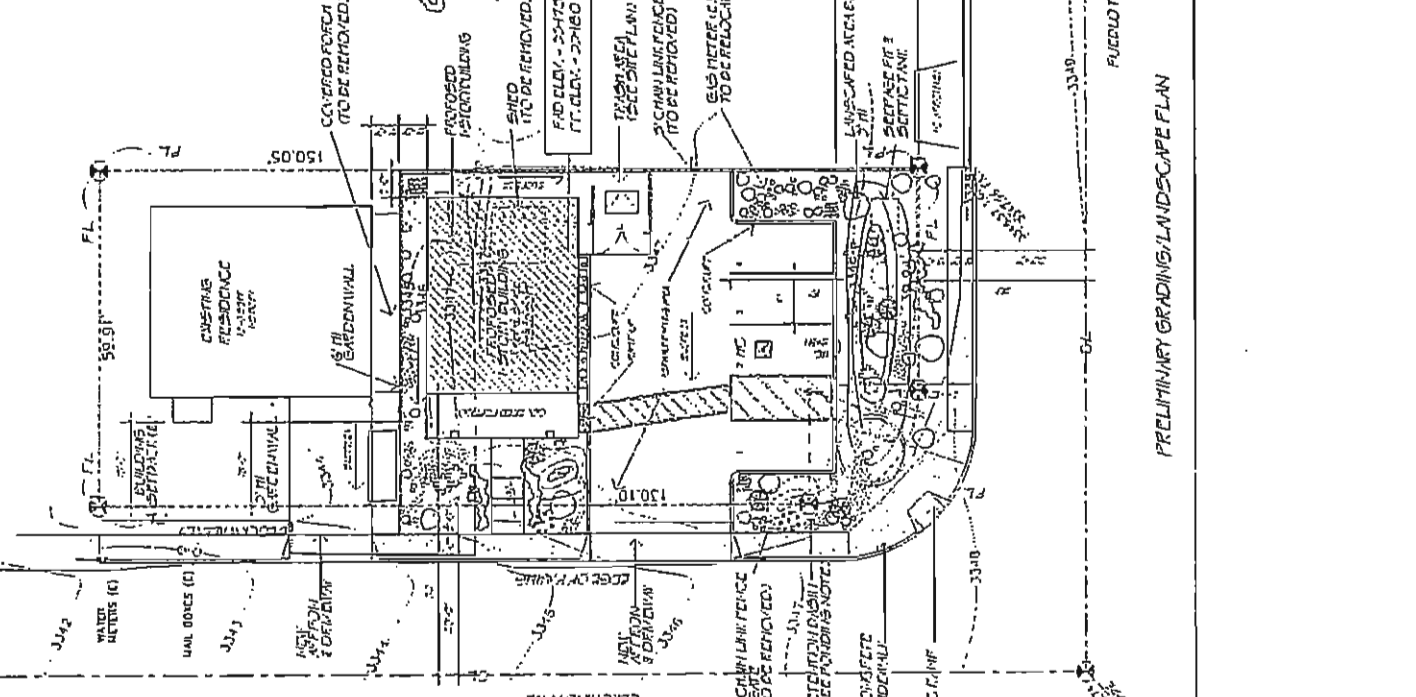
**NOTE**

THESE QUANTITIES ARE APPROXIMATE AND ARE TO BE USED AS A GUIDE ONLY. ACTUAL QUANTITIES WILL BE DETERMINED BY THE CONTRACTOR.



**GENERAL GRADING NOTES**

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10. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.



Mr. McKoy stated George set the bar and was a role model. Now we have to reach up to attain what he did. When we stumbled as a Commission we always looked to George and he always came up with a solution. He is sure George Huntington will be great on the Council.

Mr. Willman expressed his appreciation of Mr. Huntington's input and guidance.

Mr. Goodpaster stated Mr. Huntington was a great help and inspiration, demonstrating great leadership.

Mr. Lombardo stated he has learned a lot by watching and talking with Mr. Huntington. It has been a pleasure to serve with him. Mr. Huntington's cool calmness and clear thinking will be missed.

Deputy Town Manager Shane Stueckle stated 14 years is an almost unimaginable amount of time with great contributions. Nancy Huntington also served on the Animal Control Committee and the Community Center Authority. The community is very lucky to have people who contribute that much personal time to the betterment of the community. Staff wants to express its thanks for all he did and wish him the best of luck on the Council.

Mr. McKoy adjourned the meeting at 7:10 for a brief congratulatory interval and cake.

MR. McKoy reconvened the meeting at 7:25 p.m.

#### **PUBLIC HEARINGS:**

#### **2. SITE PLAN REVIEW SPR 06-08 - SR247 CARWASH**

A request to construct a carwash and commercial center in 3 phases. Phase 1 includes a carwash, dog wash, motorcycle wash, landscaping, retention basins and all parking. Phase 2 will include a 4,840 square foot general retail/office building; Phase 3 will include a 6,080 square foot general office/retail building. The project is located south of the existing Circle K on SR247 and is identified as APN 595-361-11

With reference to the complete printed staff report provided in the meeting packet and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting.

Staff requested that the Planning Commission continue the hearing for SPR 06-08 to the regular Planning Commission meeting on December 16, 2008 to allow staff additional time to prepare the staff report.

Mr. Goodpaster moved that the hearing be continued to the meeting of December 16, 2008. The motion was seconded by Mr. Willman and passed unanimously by voice vote.

#### **3. SITE PLAN REVIEW SPR 03-08, VARIANCE 02-08 - FELIX**



Regarding the requirement in COA #22 for a street light at the intersection, that is an expensive requirement and the applicant requests that a pole light on site be allowed. The area is more residential than commercial and is not heavily trafficked. The street light would be an excessive expense.

Mr. Lombardo requested and received confirmation that the project is outside of the Old Town Specific Plan but is adjacent to it. He asked if an on site pole light would be appropriate. Ms. Criste replied lighting in any part of Town is hierarchical. Mr. Golob is correct that Pueblo will never be heavily trafficked. Most of the property in the area is already developed.

Mr. Lombardo questioned the requirement for repair or replacement of the pavement. Ms. Criste stated the COA is not for reconstruction but for pavement to the centerline. That is for the covering but the applicant would not be responsible for base or reconstructing the street. That is the standard COA particularly for older streets. Neither Pueblo nor Geronimo is in good shape. Curb, gutter and handicapped ramps are required.

Mr. Goodpaster questioned the estimated cost of the street light. Mr. Golob replied it depends on how far they have to pull the wire from an existing light. The light itself would be upwards of \$20,000. It is not just the pole but also the cost of installing the wire.

Margo Sturges of Yucca Valley stated the applicant has been praising staff for being very helpful. We may need the street light later when Old Town is really developed but not now.

Mr. McKoy closed the public hearing.

Ms. Criste restated that the requirement for pavement is a standard COA and is necessary for older streets. The street light is ultimately a Commission decision. It is not, nor is it expected to be, a significantly traveled corner.

Mr. Willman commented there is a church just to the north of the project so the potential exists for traffic after an evening service or function.

Mr. Goodpaster commented the street light could be a considerable expense and may not be desirable in a predominantly residential area. This project will enhance the area and the architecture is gorgeous. He would like to move the project forward and would be willing to delete the street light. Everyone really worked together to design a really aesthetically pleasing project on a very small lot. COA #21 should remain as written.

~~Mr. Lombardo agreed but further questioned the expense of the street light. Ms. Criste replied extending the electrical wires is a major portion of the expense. Mr. Lombardo discussed having the conduit installed now.~~

Mr. McKoy commented it is a relatively small project but it would be nice to have a light at that corner. The project will add to the community.

Ms. Criste stated there will be landscape lights on the corner.



A request to add a 978 square foot commercial building to a lot currently containing a single family residence in the commercial mixed use land use designation located on the northeast corner of Geronimo Tr. and Pueblo Tr. and identified as APN 586-133-08. The variance is requested to allow a 3 foot reduction in the setback on Geronimo Tr.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Contract Planner Nicole Criste presented the project discussion to the meeting. There are two actions this evening, a Site Plan Review and a Variance. Two spaces are proposed. The first is for the applicant's beauty shop. No tenant has been identified for the second space.

The project is immediately south of the Old Town Specific Plan area in the commercial/mixed use designation. The Variance is requested to allow a portico attached to the building to extend into the front yard setback on Geronimo. A 15 foot setback is required but because it is a corner lot and narrows there is not enough room for the portico. Staff believes the portico is an important addition to the architecture and provides added detail to the building. Hardships do occur on the property because it is a corner lot and the requirements for commercial parking, trash enclosures, etc. The findings have been made to support the variance. The recommendation is for approval of the variance.

The Site Plan Review is for the layout and architecture of the building which is a Spanish style. Four parking spaces are required and provided on site. The applicant proposes a down sized trash enclosure. The municipal code allows the Commission discretion on trash enclosures. The proposed trash enclosure has been reviewed by Burrtec and it is acceptable. Pedestrian access is provided to the enclosure as required. Staff believes the change in the standard is appropriate for this project. The landscaping provides drought tolerant plants and a nice focus on the corner and will incorporate the retention basin.

The applicant has worked very hard to make a very difficult site work and meet standards. The architecture is very well detailed on all sides. The project is consistent with both the commercial/mixed-use and the Old Town Specific Plan goals of providing a mix of residential and commercial in walking distance proximity. The project was reviewed under CEQA and is exempt under category 15.332 as in-fill development. Staff recommends that the Planning Commission approve Variance 02-08 and Site Plan Review 03-08, based on the findings in the staff report, and the conditions of approval.

The SPR includes conditions of approval. Staff recommends that COA #36 be deleted since it is a duplication of COA #44.

Mr. Lombardo requested and received confirmation that the one trash enclosure provided is an appropriate size.

---

Mr. McKoy opened the public hearing.

Project architect Sy Golob of Yucca Valley addressed COA #21 regarding pavement on Pueblo and Geronimo requesting consideration of the small project size. He asked if the applicant could repair as necessary any top surface to the center line of street in lieu of replacing any major street section implied in this COA to help the economics of the project.

Mr. Willman moved that the Planning Commission approve Variance 02-08, based on the findings in the staff report and approve Site Plan Review 03-08, based on the findings in the staff report, and the conditions of approval with COA #22 and #36 deleted. The motion was seconded by Mr. Goodpaster and passed unanimously by voice vote.

**4. SITE PLAN REVIEW, SPR 03-04 AMENDMENT #1  
HIGH DESERT ANIMAL HOSPITAL**

A request to pave eleven additional parking spaces and grade approximately 600 cubic yards for a future 3,000 square foot building addition located on the SR62 Outer Highway South approximately 225 feet east of Dumosa Ave. and identified as 57185 Twentynine Palms Hwy and APN 595-371-14

Mr. Willman stated he had a conflict of interest with this item as the applicant is an income source. He excused himself from the hearing and left the room.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. The project was approved in 2004 and has been constructed. The amendment is for future improvements. The applicant resides on the East Coast and cannot attend the hearing. Confirmation that he agrees with the COA was received via e-mail and a signed hard copy of the COA have also been received.

Staff conditioned the project to enhance the landscaping on the west side and to either landscape or chemically stabilize the new pad area. A sidewalk is being required between the proposed and existing parking areas. A parking stall was proposed adjacent to the trash enclosure. That parking space will be eliminated and additional landscaping will be installed. No comments have been received about this project. The site contains 13 Joshua Trees. 10 of them will be relocated on site, 2 will be protected in place and one is unable to survive transplant and will be destroyed.

Staff recommends that the Planning Commission Approve SPR-03-04 Amendment #1 to allow the addition of 11 parking spaces and the grading of approximately 600 cubic yards for the future construction of an addition based on the findings contained within the staff report and the recommended Conditions of Approval.

Mr. McKoy opened the public hearing.

Margo Sturges of Yucca Valley questioned the number and location of handicapped parking spaces being provided and requested that an additional space be provided if possible.

Mr. McKoy closed the public hearing.

Mr. Lombardo commented it looks like a well designed project.

Mr. Goodpaster moved that the Planning Commission Approve SPR-03-04 Amendment #1 to allow the addition of 11 parking spaces and the grading of approximately 600 cubic

**PLANNING COMMISSION STAFF REPORT**

**To:** Honorable Chairman & Commissioners  
**From:** Diane Olsen, Planning Technician  
**Date:** October 13, 2010  
**For Commission Meeting:** November 09, 2010

**Subject:** Three Year Extension of Time for Site Plan Review , SPR 03-08 Felix  
Construction of a 978 sf Commercial building on .20 Acres  
Commercial Mixed Use Zoning

**Prior Commission Review:** The Planning Commission reviewed and approved Site Plan Review, SPR 03-08 at the meeting of December 02, 2008.

**Recommendation:** That the Planning Commission approves the Extension of Time for Site Plan Review, SPR 03-08 FOR an additional three years, expiring on December 02, 2013.

**Executive Summary:** The original approval for Site Plan Review SPR 03-08 allowed the construction of a 978 square foot commercial building on a 0 .20 acre site, which currently contains a single family residence, for the operation of beauty salon. The property is zoned Commercial Mixed Use (C-MU). The project is located on the northeast corner of Geronimo Tr. and Pueblo Tr. and is identified as assessor's parcel numbers 586-133-08. Staff is recommending an extension of 3 years as requested by the applicant pursuant to ORD 207, Title 8, Division 3, Chapter 3, Article 7, Section 83.030745 of the Development Code.

**Order of Procedure:**

- Request Staff Report
- Request Public Comment
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Voice Vote)

**Discussion:** Site Plan Review SPR 03-08 was originally approved by the Planning Commission at the meeting of December 02, 2008.

At that meeting the project was approved for two years, expiring on December 02, 2010. Development Code Section 83.030755; Extension of Time allows for a three year extension of the project.

The applicant has been unable to proceed with the project. The applicant has filed an extension request in a timely manner and no conditions have changed that would prohibit

approval of the extension request. Therefore, staff is recommending that the extension request be approved with a new expiration date of December 02, 2013.

At the Planning Commission meeting of February 23, 2010, it was discussed that the High Desert Water District has not been notified of requests for extension on previous projects. Staff notified the water district of this request for extension, and a copy of the District's letter is attached to this staff report.

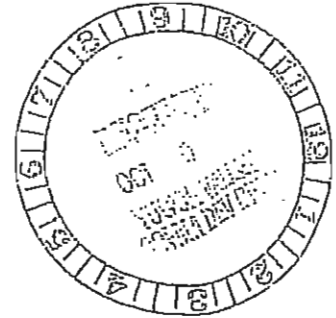
If approved by the Planning Commission, the recommended action would extend the life of the Site Plan Review to December 02, 2013.

**Alternatives:** None recommended

**Fiscal impact:** N/A

**Attachments:**

1. Applicant's request
2. Site Plan
3. Signed Conditions of Approval
4. Planning Commission Staff Report and Minutes from December 2, 2008
5. Ordinance 207, Land Use Design Procedures



October 6, 2010

Town of Yucca Valley  
Community Development/Planning  
58928 Business Center Drive  
Yucca Valley, Ca. 92284

Attention: Robert C. Kirschmann  
Assistant Planner

RE: Site Plan Review, SPR 03-08-Dora Felix  
Dora Felix  
7477 Geronimo Trail  
Yucca Valley, CA 92284

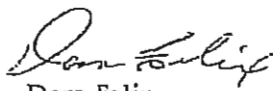
Subject: Extension of Site Plan Review

Dear Mr. Kirschmann,

The economic downturn (recession) has played heavily on my project's development at this time. In order to proceed without the possible difficulties that very well may occur due to economic challenges in the immediate and future times I am asking for an extension of time (maximum allowed) to the Site Plan Review.

I appreciate your attention to this matter, as I truly want to proceed with the project, having made a considerable investment to date.

Yours Truly,

  
Dora Felix  
Owner

## **2. EXTENSION OF TIME FOR SITE PLAN REVIEW, SPR 03-08 FELIX**

A request from the applicant that the Planning Commission grant a three (3) year extension of time for the project which was approved by the Commission on December 2, 2008. The project proposed a 978 square foot commercial building located at 7477 Geronimo Tr., the northeast corner of Geronimo Tr. and Pueblo Tr., identified as APN 586-133-08.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. A single family home currently exists and will remain on the project site. The property is zoned commercial mixed-use which allows for the proposal.

Staff recommends a 3 year extension of time as requested by the applicant, pursuant to Ordinance 207, Title 8, Division 3, Chapter 3, Article 7, Section 83.030745 of the Development Code.

Mr. Lombardo opened and closed the discussion to public comments.

Mr. Alberg moved that the 3 year extension be granted. The motion was seconded by Ms. Rowe and passed unanimously by voice vote.

## **3. CONDITIONAL USE PERMIT, CUP-01-08, TENTATIVE PARCEL MAP, TPM-19103, ENVIRONMENTAL ASSESSMENT, EA-06-08 - WARREN VISTA CENTER REQUEST FOR AMENDMENT TO PHASING PLAN, AMENDMENT TO CONDITION OF APPROVAL #1**

A request from the applicant that the Planning Commission approves a revised phasing plan for the Warren Vista Center project, Conditional Use Permit, CUP-01-08, Tentative Parcel Map, TPM-19103 and Environmental Assessment, EA-06-08, and amends Condition of Approval #1. The project was approved by the Planning Commission January 6, 2009 and is located on the southeast corner of Warren Vista at SR62, identified as APN 595-271-26.

Ms. Rowe announced she had a conflict of interest with this project in that she received a campaign contribution from the applicant. She then left the room.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. The project includes the Rite Aid, Fresh & Easy, a potential restaurant and a retail center in the back.

After the meeting packet had been put together staff received a request for an additional modification to the phasing, a memo and site plan, copies of which are preserved in the project and meeting file and were presented to the Commissioners this evening. The original approval was for Phase 1 to include the Rite Aid, Fresh & Easy and the western portion of Pad C. In all requests, all perimeter landscaping and all perimeter street improvements will be completed. Part of the request this evening is to eliminate paving

- O. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity or be contrary to the adopted General Plan;
- P. That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies; except approved variances.

#### 9.68.090 – Minor Modification of Previously Approved Site Plan and Design Review

An approved Site Plan and Design Review Permit may be modified upon the request of the property owner, or by the Town. Minor Modifications may be approved by Director if it is determined that the changes would not affect the findings prescribed in Section 9.68.080, *Required Findings*, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit; including modifications to phasing schedules for the project.

#### 9.68.100 – Lapse of Permits/Permit Expiration

- A. **Expiration.** A Site Plan and Design Review Permit approval shall expire three (3) years from the date the permit is approved unless it is otherwise conditioned or unless prior to the expiration of the three (3) years the following have occurred:
  - 1. A building permit is issued and substantial construction is diligently pursued towards completion of the project which was the subject of the Site Plan and Design Review Permit application. After construction is commenced, if work is discontinued for a period of two (2) years, the Site Plan and Design Review Permit requires review and reauthorization by the Commission; or
  - 2. A certificate of occupancy is issued for the structure which was the subject of the Site Plan and Design Review Permit application.
- B. **Phased Projects.** Projects may be built in phases if so approved by the Commission or Director pursuant to Section 9.68.090 *Minor Modifications of Previously Approved Site Plan and Design Review*.

#### 9.68.110 – Extension of Time

The Commission may grant extensions not to exceed three (3) years. Applications shall be made on a form to be provided by the Planning Division. Prior to the granting of an extension, the Planning Division shall review the previously approved project to ensure it is consistent with all current General Plan, Development Code and other Town Ordinances and that the findings for approval of a Site Plan and Design Review Permit in compliance with Section 9.68.080, *Required Findings*, can be made. Based upon this review, additional Conditions of Approval may be imposed upon the project by the review authority when the Extension of Time is approved.

The Commission may grant additional extensions of time provided that the project is consistent with the General Plan, Development Code, Master Plans and Specific Plans..

## PLANNING COMMISSION STAFF REPORT

**To:** Honorable Chairman & Commissioners  
**From:** Diane Olsen, Planning Technician  
**Date:** February 04, 2014  
**For Commission Meeting:** February 11, 2014

**Subject:** Extension of Time for Conditional Use Permit, CUP 05-07

**Prior Commission Review:** The Planning Commission reviewed and approved Conditional Use Permit, CUP 05-07 at their meeting of February 19, 2008. On February 23, 2010 the Planning Commission approved a four year extension for the project, expiring on February 19, 2014

**Recommendation:** That the Planning Commission approves the extension of time for CUP 05-07 for an additional three years, expiring on February 19, 2017.

**Executive Summary:** The original application was for a Conditional Use Permit to allow the construction of a mini storage facility on a 4.4 acre site. The project is located on the northwest corner of Old Woman Springs Rd and Sun Oro Dr. and is identified as assessor's parcel numbers 597-091-07 and 597-091-29. The property has a zoning designation of Industrial (I) and a General Plan land use designation of Rural Mixed Use SPA. Staff is recommending an extension of 3 years as requested by the applicant.

### Order of Procedure:

- Request Staff Report
- Request Public Comment
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote)

**Discussion:** The Conditional Use Permit, CUP 05-07 was originally approved by the Planning Commission at their meeting of February 19, 2008.

At that meeting the project was approved for two years, expiring on February 19, 2010. Development Code Section 9.63.110, Extension of Time allows for a three year extension of the project. On February 23, 2010 the Planning Commission approved a four year extension for the project, expiring on February 19, 2014. The Development Code allows for an original approval of three years for a Conditional Use Permit. Because the original approval of this project was for two years, an additional year was approved with the first extension request.



Due to the current state of the economy the applicant has been unable to proceed with the project. The applicant has filed an extension request in a timely manner and no conditions have changed that would prohibit approval of the extension request. Therefore, staff is recommending that the extension request be approved and the new expiration date will be February 19, 2017.

**Alternatives:** None recommended

**Fiscal impact:** N/A

**Attachments:**

1. Applicant's request
2. Planning Commission Staff Report and Minutes from February 19, 2008.
3. Planning Commission Staff Report and Minutes from February 23, 2010.
4. Development Code Section 9.63.110, Extension of Time

To: The Town of Yucca Valley  
From: Byron Gusa  
Date: January 9, 2014

Regarding: **Request for Extension of Time for Conditional Use Permit, CUP 05-07**  
**Expires: February 19, 2014**

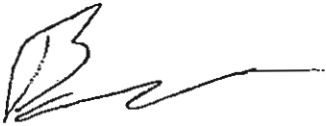
To Whom it may concern:

Due to the current state of the economy, I am requesting an Extension of Time on my mini-storage facility on 4.4 acres. The project is located north of Sun Oro Road, between Old Woman's Spring Road and Canyon Road and is identified as APN's 597-091-07 & 29.

Again due to the state of the economy I have been unable to proceed with this project. My Extension time expires February 19, 2014 and I again am forced to request once again for this extension.

Thank you for you time.

Sincerely,



Byron A. Gusa

1-9-14

RECEIVED

JAN 27 2014

TOWN OF YUCCA VALLEY  
CLERK

*Planning Commission: February 19, 2008*  
**TOWN OF YUCCA VALLEY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CURRENT PLANNING DIVISION**  
**STAFF REPORT**

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**Case:**            CONDITIONAL USE PERMIT 05-07

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**Request:**        A REQUEST TO DEVELOP A MINI STORAGE FACILITY CONSISTING OF 509 STORAGE SPACES IN TWO PHASES, AS WELL AS AN OFFICE ON A 4.4 ACRE PARCEL. ASSESSOR'S PARCEL NO. 597-091-07 & 29

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**Applicant:**     MAGNUM STORAGE  
8132 MALLOY STREET  
HUNTINGTON BEACH, CA 92646

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**Property Owner:**   ANTHONY VACCARO & KURT MAGENHEIM  
8132 MALLOY STREET  
HUNTINGTON BEACH, CA 92646

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**Representative:**   NOLTE ENGINEERING  
7425 JOSHUA LANE  
YUCCA VALLEY, CA 92284

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**Location:**        NORTHWEST CORNER OF OLD WOMAN SPRINGS ROAD (SR 247) AND SUN ORO ROAD.

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**Surrounding Land Use:**

NORTH:	VACANT DESERT LANDS AND INDUSTRIAL USES
SOUTH:	VACANT DESERT LANDS
WEST:	INDUSTRIAL AND STORAGE YARD
EAST:	INDUSTRIAL AND COMMERCIAL

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**Surrounding General Plan Land Use Designations:**

NORTH:	INDUSTRIAL
SOUTH:	INDUSTRIAL AND GENERAL COMMERCIAL
WEST:	INDUSTRIAL
EAST:	INDUSTRIAL

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**Existing General Land Use Designations:**

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INDUSTRIAL

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Division Approvals:  
Engineering \_\_\_\_\_ Building & Safety \_\_\_\_\_ Public Works \_\_\_\_\_

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**Surrounding Zoning Designations:**

NORTH:	INDUSTRIAL
SOUTH:	INDUSTRIAL AND GENERAL COMMERCIAL
WEST:	INDUSTRIAL
EAST:	INDUSTRIAL

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**Existing Zoning Designations:**

INDUSTRIAL

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**Public Notification:**

PURSUANT TO SECTION 83.010330, LEGAL NOTICE IS REQUIRED TO BE GIVEN TO ALL PROPERTY OWNERS WITHIN A THREE (300) HUNDRED FOOT RADIUS OF THE EXTERIOR BOUNDARIES OF THE SUBJECT SITE. AS REQUIRED, THIS PROJECT NOTICE WAS MAILED TO ALL PROPERTY OWNERS WITHIN A 300 FOOT RADIUS OF THE PROJECT SITE ON FEBRUARY 8, 2008 AND PUBLISHED ON FEBRUARY 9, 2008. PROPERTY OWNERS WITHIN 300 FEET WERE NOTIFIED. THERE HAS BEEN NO RESPONSE TO THE PUBLIC NOTICE FROM THE PROPERTY OWNERS AT THE WRITING OF THIS STAFF REPORT.

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**RECOMMENDATIONS:**

**CONDITIONAL USE PERMIT 05-07:** That the Planning Commission approve Conditional Use Permit 05-07 based on the findings contained within the staff report and the recommended Conditions of Approval.

PROJECT MANAGER: NICOLE SAUVIAT CRISTE

REVIEWED BY: TOM BEST

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**Appeal Information:**

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Department, p. 40 of the Community Development Department.

**I. GENERAL INFORMATION**

**PROJECT DESCRIPTION:** The Applicant proposes the development of a mini-storage facility on a 4.4 acre site. 509 enclosed mini-storage units are ultimately proposed in two phases. The first phase will consist of buildings A, B and C totaling 175 units, which 16 will be enclosed RV storage units. The center of the site would allow open storage of an additional 55 RV spaces. Phase two of the project would result in the construction of building D, which will add 334 storage units, and remove the 55 open RV storage spaces. The site plan also includes an on-site office. The project site was previously approved for a mini-storage facility under CUP 02-05.

**LOCATION:** The site is located at the northwest corner of SR 247 and Sun Oro Road.

**PROJECT SYNOPSIS:**

**SITE COVERAGE**

PROJECT AREA	4.4± acres
FLOOD ZONE	Zone X.
ALQUIST PRIOLO ZONE	Yes
OFF-SITE IMPROVEMENTS REQ.	Yes, street improvements to SR 247, Sun Oro Road, Canyon and Paseo La Ninas
RIGHT-OF-WAY DEDICATION REQ.	Yes, SR 247, Sun Oro Road, Canyon and Paseo La Ninas

**II. PROJECT ANALYSIS**

**GENERAL PLAN CONSIDERATION:** The proposed project occurs in the Industrial land use designation. This designation includes a broad range of land uses, and specifically describes mini-warehouses as an appropriate use. The project is therefore consistent with the General Plan.

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**ENVIRONMENTAL CONSIDERATIONS:** The previously approved CUP 02-05 was reviewed under the requirements of the California Environmental Quality Act (CEQA), and an Initial Study was prepared (EA 04-05). The Study found that although there will be potentially significant impacts related to hydrology and geology associated with development of the site, mitigation measures included in the study will reduce these impacts to less than significant

levels. The current project is substantially consistent with that review, and the mitigation measures included in the Initial Study will be applied to this project. No further environmental review is required.

**ADJACENT LAND USES:** The project site is located in a partially developed area. Lands to the north include both vacant and industrial land uses. Lands to the south are vacant, with a church located further south. Lands to the west include industrial and storage yard uses. Lands to the east include both industrial and commercial uses.

**SITE CHARACTERISTICS:** The site occurs in a relatively flat area, and slopes from the northwest to the southeast, from an elevation of approximately 3748 to 3735 feet above sea level. The site is vacant. Until earlier this year the site was vegetated. Now it is cleared.

**BUILDING ELEVATIONS:** The architecture for the proposed project includes stucco buildings, which will have architectural detail on the outside of the facility. The roll-up doors will be screened from off-site locations on all sides. The architecture for the proposed project is sufficiently detailed to provide an attractive finished project. Because the perimeter buildings are all proposed for Phase 1 of the project, the internal RV storage, which will not be enclosed will not be visible from off-site.

**OFF-SITE IMPROVEMENTS:** The project will be required to complete street improvements on SR 247 (which will require CalTrans approval), Sun Oro Road, Canyon Road and Paseo La Ninas.

The improvements on all streets shall include curb, gutter, sidewalk and street lights.

**MAINTENANCE ASSESSMENT DISTRICTS:** The approval of the project includes the requirement to form maintenance assessment district(s) for the purpose of maintaining such public improvements as pavement, drainage facilities, curb and gutter, sidewalk, landscaping, lighting, and other public improvements. In the case of this project, the maintenance district

would include the following: Sun Oro, Canyon and Paseo de los Ninos, sidewalk, curb and gutter, drainage, landscaping, and other public improvements.

**DISCUSSION:** The Applicant proposes a mini-storage project on a 4.4 acre site which had a previously approved CUP for the same use. The project differs slightly from the previous approval, but the use is identical, and is appropriate for the Industrial land use designations in the area.

The project will include storage units that will be accessible from the outside drives, but also units which will be accessed from interior corridors. One of the buildings (building C) will be for enclosed RV storage.

There is a total of four buildings proposed (A through D), the first three of which (A through C) would be built in the first phase of development, including 175 storage spaces and an office. During this phase, the central portion of the site (to be eventually occupied by building D) would be improved to allow open RV storage spaces. When the second phase of the project is implemented, these RV storage spaces would be removed and replaced with 334 self-storage spaces in building D.

The project will be accessed from Sun Oro Road, with an emergency access on Paseo La Ninas. Staff was careful to require sufficient distance from SR 247 for the entry, since it can be expected that larger trucks and RVs would be entering the site. In addition, the gate for the facility has been pushed to the north to allow ample cueing space for vehicles to remain clear from Sun Oro while they wait for the gates to open.

Because of the interior corridors with storage units, the Applicant has also been required to provide parking within the facility. In most storage facilities, the customers would park in the driveway, in front of their roll-up door. In this case, since access to some units will be from the inside, parking spaces have been scattered throughout the site, to allow the customers a place to park close to the corridor accessing their unit.

The Applicant proposes a landscape buffer on SR 247 in excess of Town standards, which will allow for softening of the buildings. The buildings on the site will provide the project "wall" around most of the property. Wrought iron or similar fencing is required for the front and

emergency access gates, and a solid wall screening the parking area is required to connect building A to building B.

The Town Engineer has conditioned the project for road improvements, and the Applicant will be required to obtain approval from CalTrans for the design of SR 247.

The proposed project, as conditioned, is consistent with the Industrial land use designation, and the findings for approval can be made.

**FINDINGS:**

1. The site for the proposed mini storage facility is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping and other features pertaining to the application.
2. The site for the proposed use has adequate access, insofar as Sun Oro and Paseo La Ninaprovide access to SR 247.
3. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, insofar as it is consistent with the Industrial land uses existing and potentially occurring in the area. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.
4. The proposed use is consistent with the goals, policies, standards and maps of the General Plan, insofar as the General Plan specifically lists mini-warehouses as appropriate in the Industrial designation.
5. The conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.
6. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.

**Attachments:**

1. Standard Exhibits
2. Application materials
3. Site Plan, Landscaping Plan and Elevations
4. Caltrans letter **ADDRESSING CUP 02-05, THE PREVIOUS MINI-STORAGE APPLICATION VERY SIMILAR IN SCOPE.**
5. EA 04-05 Initial Study



**CONDITIONS OF APPROVAL**  
**Conditional Use Permit 05-07**

1. This approval is for Conditional Use Permit 05-07, an application to allow the construction of a two phased mini-storage facility on 4.4 acres. The project will include 55 open RV storage spaces and 175 enclosed spaces in three buildings in Phase 1; and 334 enclosed storage spaces in Phase 2. The property is identified as Assessor Parcel Number 597-091-07 & 29.
2. The Applicant/owner shall agree to defend at his sole expense any action brought against the Town, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The Applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve Applicant of his obligations under this condition.
3. This Conditional Use Permit application shall become null and void if construction has not been commenced within two (2) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council. The Applicant is responsible for the initiation of an extension request.

Approval Date: February 19, 2008  
Expiration Date: February 19, 2010

6. The Applicant/owner shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, Environmental Health Services, Transportation/Flood Control, Fire Warden, Building and Safety, State Fire Marshal, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.
7. All conditions are continuing conditions. Failure of the Applicant to comply with any or all of said conditions at any time shall result in the revocation of the approval on the property.
8. All improvements shall be inspected by the Town's Building and Safety Division, as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.

9. All garbage shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.
10. Handicap site access improvements shall be in conformance with the requirement of Title 24 of the California Building Code.
11. Construction site shall be kept clean at all times. Scrap materials shall be consolidated, and a container must be provided to contain trash that can be carried away by wind.
12. Prior to the issuance of a building permit, the Applicant shall obtain Fire Dept. approval of the site plan and building plans. The Applicant shall comply with the conditions and requirements of the Town's Fire Dept. Prior to any construction occurring on any parcel, the Applicant shall contract the Fire Dept. for verification of current Fire Protection requirements.
13. An exterior lighting plan, in conformance with Town Outdoor Lighting Ordinance, and including a photometric plan, shall be submitted to the Town for approval prior to the issuance of grading permits.
14. Prior to the issuance of a building permit certification from the appropriate school district shall be provided as required by California Government Code Section 53080 (b) that any fee charge, dedication, or other form of requirement levied by the governing board of the district pursuant to Government Code Section 53080 (a) has been satisfied.
15. A plan identifying all protected plants under the Town of Yucca Valley Plant Protection Ordinance as well as a Joshua Tree Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of grading permits for the project. A minimum 60-day adoption period shall be observed before land disturbance in accordance with the grading plan may commence.
16. Prior to the delivery of combustible materials, the following items shall be accepted as complete:
  - a) The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and
  - b) Fire hydrants are accepted by the Fire Marshal and the Department of Public Works.

17. No signs are approved with this permit. Sign application(s) shall be made separately for all signage on the property, and all signage, whether on or off-premise, shall comply with Ordinance No. 156.
18. In conjunction with the preparation of street improvement plans, the Applicant shall cause to be formed or shall not protest the formation of a maintenance district(s) for landscape, lighting, streets, drainage facilities or other infrastructure as required by the Town. The Applicant shall initiate the maintenance and benefit assessment district(s) formation by submitting a landowner petition and consent form (provided by the Town of Yucca Valley) and deposit necessary fees concurrent with application for street and grading plan review and approval and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of subdivision of land, or prior to issuance of any certificate of occupancy where there is no subdivision of land.
19. **The entry gates shall be of wrought iron or equivalent. In addition, a solid block wall, of slumpstone, stucco, or equivalent, shall be placed on the west side of the retention basin, connecting buildings A and B, to screen the parking area from view.**
20. All roof-mounted equipment shall be fully screened from view.
21. Show there exists or dedicate the necessary street dedication per Caltrans requirements along the westerly side of Old Woman Springs Road (SR 247) to 4-lane Divided Highway Standard #105 (80'/104'). Caltrans usually requires dedication "in fee" for their right-of-way. Obtain encroachment permits and improvement plan approval from Caltrans.
22. Show there exists or dedicate the necessary half street dedications for Sun Oro Road, Canyon Road, and Paseo La Ninas per requirements of the Town. The ultimate right-of-way for each street is 60 feet and an offer of dedication of 30 feet is required of the Applicant. Unless a final parcel map is filed, the right-of-way dedications shall be submitted as follows: (1) a legal description (metes and bounds) describing the property dedication signed and stamped by a qualified civil engineer or land surveyor and labeled "Exhibit A"; (2) an 8.5" by 11" plat showing the dedicated area and labeled "Exhibit B"; and (3) a copy of the current title report or property deed of the owner's property.
23. Prior to the issuance of any permits the Applicant shall obtain an approved certificate of compliance from the Town or provide documentation that the parcel was legally subdivided.

24. The contractor shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town staff to eliminate construction related dirt and debris within the roadways.
25. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way.
26. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements.
27. Utility undergrounding shall be required for all new service and distribution lines that provide direct service to the property being developed; existing service and distribution lines that are located within the boundaries being developed that provide direct service to the property; existing service and distribution lines between the street frontage property line and the centerline of the adjacent streets of the property being developed that provide direct service to the property; existing Service and Distribution lines located along or within 10 feet of the lot lines of the property being developed that provide direct service to the property; or existing service and distribution lines being relocated as a result of a project.

**PRIOR TO ISSUANCE OF GRADING PERMIT**

28. Prior to issuance of a Grading Permit, the Grading and Improvement Plan shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for onsite and offsite grading, foundations, compaction, structures, drainage, and existence of fault zones. Recommendations for onsite and offsite pavement structural section design, pavement mix design, and any requirement for base material beneath the concrete improvements shall be included.
29. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.
30. Prior to the issuance of a Grading Permit, a Grading Plan prepared by a recognized civil engineer professional shall be submitted by the Applicant for Town review and approval. ~~Show all easements crossing the property. No clearing or grading shall commence~~ without issuance of a Grading Permit by the Town. The prepared Grading Plan shall conform to the approved site plan. The final Grading Plan shall be reviewed and approved by the Town Engineering Division prior to issuance of Grading Permits. No grading on the property may begin without an approved Grading Plan and Grading Permit. The Applicant/owner is responsible for all fees incurred by the Town for review and inspection.

31. Any off-site stockpile location shall require the approval of the Town Engineer. Any stockpile in excess of 200 cubic yards shall require a Grading Plan and permit.
32. For any import or export of material, the Applicant shall provide for review by the Town Engineer, the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.
33. Water spraying or other approved methods shall be used during any grading operations to control fugitive dust. A Dust Mitigation Plan shall be submitted to the Town prior to issuance of Grading Permits for the project. Dust control shall be in conformance with MDAQMD requirements. Graded, undeveloped and other open area shall be treated with a dust polymer as approved by the Community Development Department.
34. The Applicant shall comply with NPDES requirements as applicable. The Applicant shall develop and submit for review and approval a SWPPP to the Town and appropriate agencies prior to Grading Plan issuance. Erosion control devices shall be included on the Grading Plan and installed and maintained by the contractor to the satisfaction of the Town Engineer. Prior to rough grading, erosion control devices shall be installed at all perimeter openings and slopes. No sediments are to leave the job site. This information shall be provided as part of the grading plan subject to approval by the Town Engineer.
35. The Applicant shall submit a final Drainage Report with the submittal of the engineered Grading Plan. The Report shall include the property's tributary area, amount of property run-off and location of "drainage "pick-up" points. The project shall detain the required incremental increase in runoff generated by the improvements. Provide a complete, clear, and accurate overall drainage map of the project. Reference the tributary areas in the report and show the Q's resulting from those areas on the drainage map. Include the ten year Q, the 25 year Q, the 100 year Q, the on-site and off-site drainage patterns, both the existing and the proposed.
36. The Applicant shall establish a mechanism to maintain any retention/detention basins and keep them free from brush and other debris. They shall be cleaned and scraped on a regularly scheduled maintenance program.
37. The Applicant shall accept and properly dispose of all offsite drainage flowing onto or through the site.
38. Any grading or drainage onto private off-site or adjacent property shall require written permission to grade and/or permission to drain letter from the affected landowner.
39. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.

40. Prior to any work being performed within the public right-of-way, the Applicant shall pay the required fees and obtain an encroachment permit from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The Applicant shall be responsible for the associated costs and arrangements with each public utility.
41. Prior to any work being performed within Old Woman Springs Road (SR247), the Applicant shall be required to obtain an encroachment permit from Caltrans.
42. Prior to any work being performed within the public right-of-way, the Applicant shall provide the name, address, telephone, facsimile number, and e-mail address of the contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.

#### **PRIOR TO ISSUANCE OF A BUILDING PERMIT**

43. The Applicant shall retain a qualified Civil Engineer to design and prepare construction plans and specifications for the improvements to Old Woman Springs Road, Sun Oro Road, Paseo La Ninas Road, Canyon Road, street lighting, and drainage improvements that comply with Town ordinances and standard drawings. The plans shall include a block for the Town Engineer's approval.
44. The Applicant's Engineer shall design Old Woman Springs Road from the edge of pavement to the right-of-way line to Caltrans and Town of Yucca Valley half street standards (Town Standard Drawing No. 105) including 8-inch concrete curb and gutter and sidewalk, asphalt concrete pavement, landscaping, street lights, required utilities to service the development, and other infrastructure that may be identified and required by the Town or another agency. The Applicant shall construct the required street improvements per the approved plans. Construction outside the right-of-way line shall require slope easements and or construction easements as needed. In a letter dated June 20, 2007 Caltrans recommends that northbound left turn lanes be installed on SR-247 at Sun Oro Road and at Paseo La Ninas. The Applicant, during the Caltrans Encroachment Permit process, will be required to install the width of pavement required for the left turn lanes, install the pavement markings, and install the transition lengths required by Caltrans design criteria, traffic standards, and policies.
45. The Applicant's Engineer shall design Sun Oro Road, Paseo La Ninas Road, and Canyon Road to ultimate half street standards (Town Standard Drawing No. 101)

including 8-inch concrete curb and gutter and sidewalk, asphalt concrete pavement, street lighting, landscaping, required utilities to service the development, and other infrastructure that may be identified and required by the Town or another Agency. The Applicant shall construct the required street improvements per the approved plans. Construction outside right-of-way line shall require slope easements and or construction easements when needed.

46. The Applicant shall install required street lights on Old Woman Springs Road, Sun Oro Road, Paseo La Ninas Road, and Canyon Road along the property's frontage conforming to Town Standard Drawing #300 and #302. The Applicant shall locate the street lights on the plans for review and approval of the Town Engineer.
47. The Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.
48. A Traffic Control Plan for the street improvements shall be designed and stamped by a Traffic Engineer and submitted for review and approval by the Town.

#### **PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY**

49. All required improvements shall be constructed and finalized and accepted by the appropriate agency prior to the issuance of a Certificate of Occupancy.
50. An appropriate surety shall be required for all public improvements not constructed and accepted by the Town prior to project approval.
51. The Applicant shall retain the services of a recognized soils engineering firm to analyze the soils and base materials within all the following streets to provide recommendations for the asphalt pavement structural section (AC/Base and full depth), pavement mix design, overlay design, and requirements for any base material beneath the concrete improvements. The Soils Engineer's report, including a narrative with project recommendations, backup material, and sealed by the Civil Engineer in responsible charge, shall be submitted to the Town for review with the submittal of the engineered Grading Plan. The Applicant's contractor shall not begin work on the street improvements prior to the Town Engineer's approval of the report. The Applicant shall construct the following:
  - a) The Applicant's contractor shall complete the west-side full improvements of Old Woman Springs Road per Caltrans requirements as noted in the required encroachment permit. The pavement section shall be constructed as recommended by the Soils Engineer and approved by Caltrans and the Town Engineer.
  - b) The Applicant's contractor shall construct the full half street improvements on Sun Oro Road, Paseo La Ninas Road, and Canyon Road with a minimum

of 26 feet of pavement. The pavement section shall be constructed as recommended by the Soils Engineer (minimum 3" AC/ 4" AB).

51. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to City standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a depth of 0.10 feet width four feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with the full-depth asphalt concrete structural section determined by the Soils Engineer.
52. The Applicant shall install all required water and sewer systems necessary to serve the project.
53. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the Applicant/Applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).
54. All property corners, lots, easements, street centerlines, and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer prior to certificate of occupancy. To ensure compliance a monumentation bond shall be provided in an amount and form approved by the Town Engineer and Town Attorney.
55. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check. **The location of the septic system shall be shown on the approved grading plan.**
56. All exterior lighting shall comply with the Outdoor Lighting Ordinance and shall be illustrated on all construction plans.
57. The Applicant and his contractor(s) shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The Applicant shall be



responsible for the repair of any damage occurring to offsite infrastructure as determined by the Town Engineer. The Applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the Applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.

58. The Applicant and his contractor(s) shall be responsible for all improvements that he has constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Applicant. The Applicant shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.
59. At the time of permit issuance the Applicant shall be responsible for the payment of fees associated with electronic file storage of documents.
60. The Applicant shall pay Development Impact Fees in place at the time of issuance of Building Permits.

#### **MITIGATION MEASURES**

61. Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
62. Watering of roadways or other soil stabilization methods shall be employed on an on-going basis after the initiation of any grading activity on the site.
63. Any area that remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.
64. All grading activities shall be suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.
65. Construction and placement of the office/residence shall take into consideration the previous fault rupture that affected the site, and the residence shall be constructed at least fifty feet from the mapped trace of the previous rupture, as depicted in the Fault Hazard Study prepared by Sladden Engineering in March 2005.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I

Conditional Use Permit 05-07  
Magnum Storage  
February 19, 2008 Planning Commission Meeting

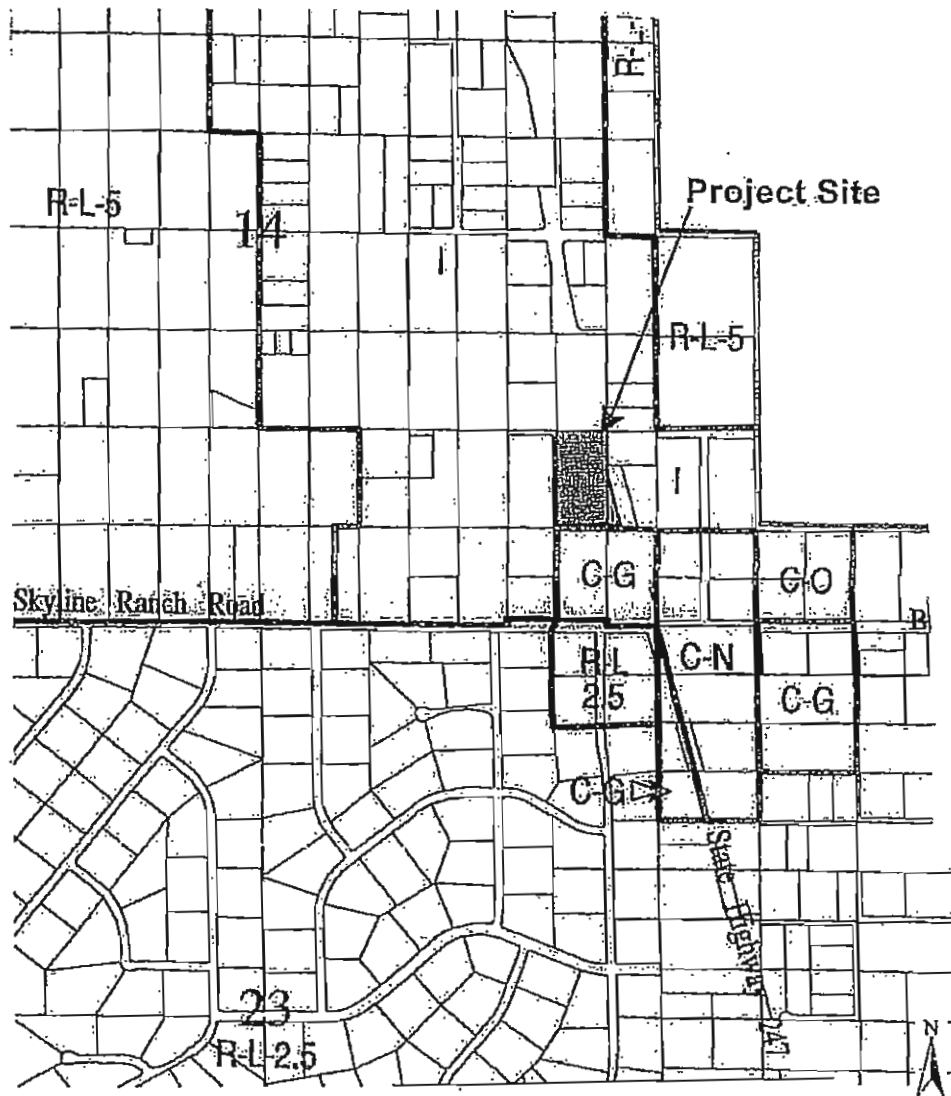
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UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

# TOWN OF YUCCA VALLEY

PROJECT NO.: CUP 05-07 Magnum

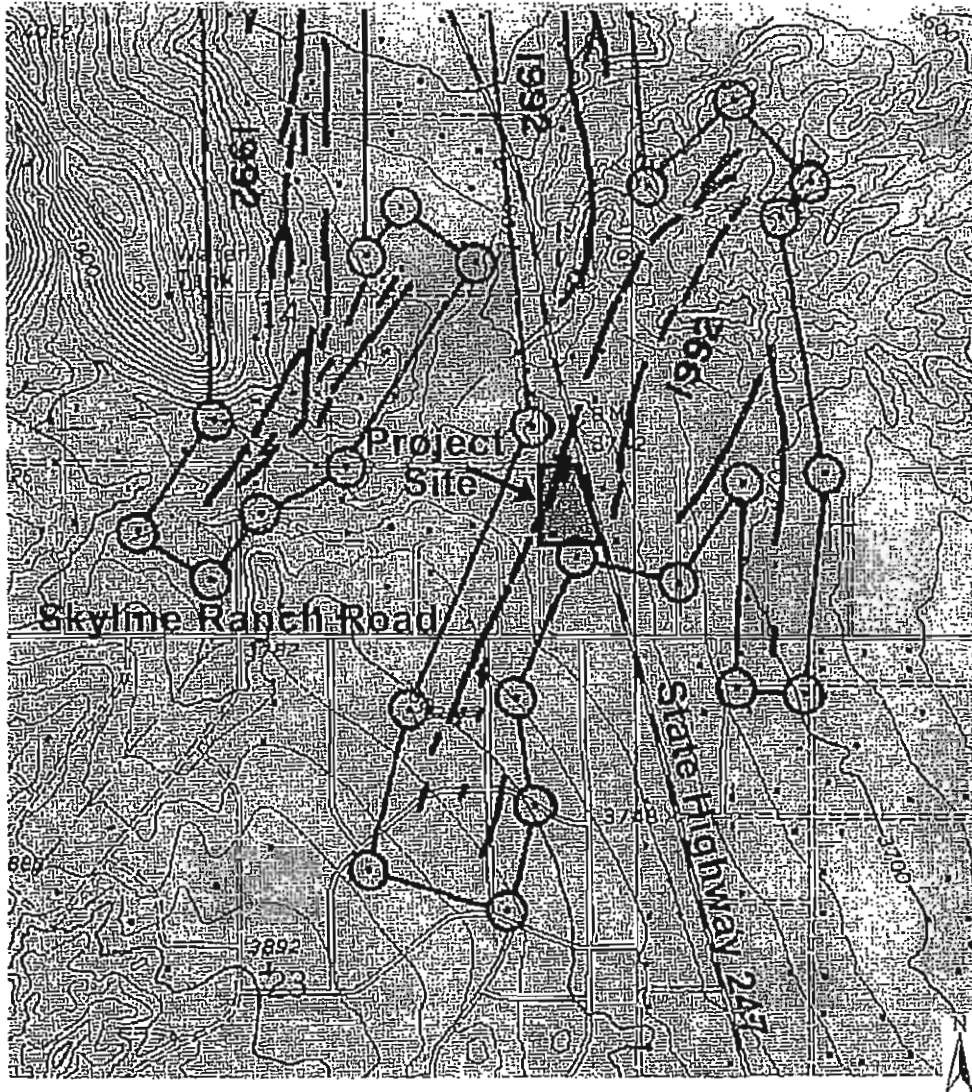


Source: OFFICIAL ZONING DISTRICT MAP  
Town of Yucca Valley  
Adopted by Town Council: March 6, 1997  
Revised March 10, 2005 Per Resolution No. 05-18

## ZONING AND GENERAL PLAN LAND USE MAP

# TOWN OF YUCCA VALLEY

PROJECT NO.: CUP 05-07 Magnum



Source: 7.5 Minute USGS Quad  
Yucca Valley North  
July 1, 1993

# TOWN OF YUCCA VALLEY

PROJECT NO.: CUP 05-07 Magnum

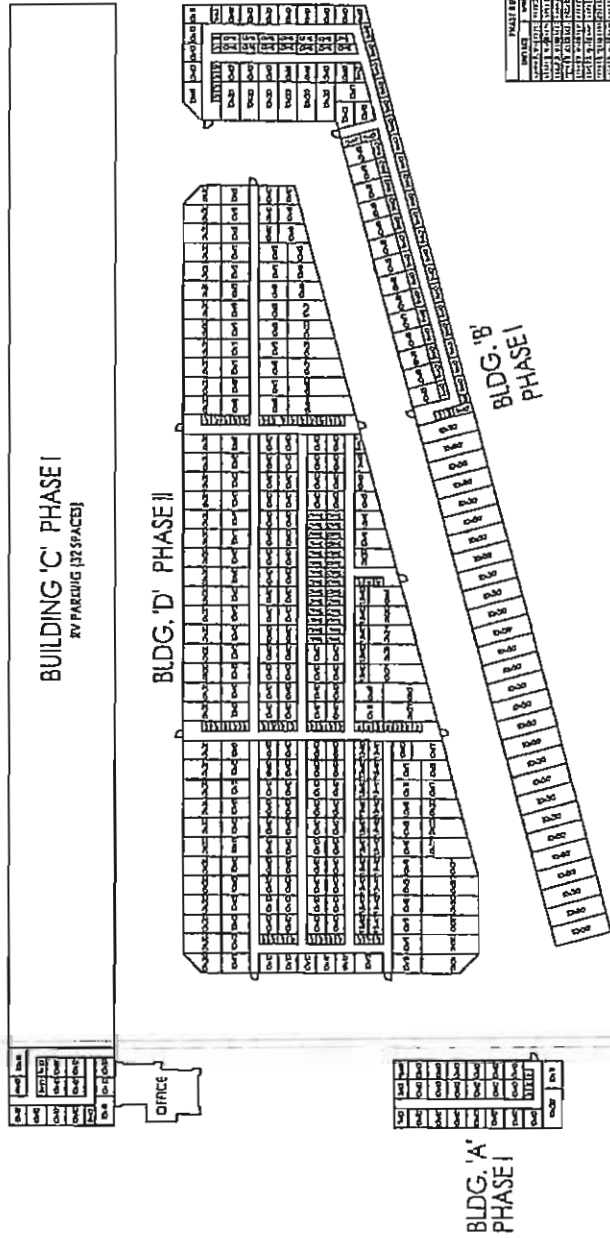


Source:  
Image 2004 AirPhotoUSA



**AERIAL PHOTO**





BUILDING 'C' PHASE I  
RV PARKING (32 SPACES)

BLDG. 'D' PHASE II

BLDG. 'A' PHASE I

BLDG. 'B' PHASE I

UNIT NO.	FLOOR
101	F1
102	F1
103	F1
104	F1
105	F1
106	F1
107	F1
108	F1
109	F1
110	F1
111	F1
112	F1
113	F1
114	F1
115	F1
116	F1
117	F1
118	F1
119	F1
120	F1
121	F1
122	F1
123	F1
124	F1
125	F1
126	F1
127	F1
128	F1
129	F1
130	F1

UNIT NO.	FLOOR
101	F1
102	F1
103	F1
104	F1
105	F1
106	F1
107	F1
108	F1
109	F1
110	F1
111	F1
112	F1
113	F1
114	F1
115	F1
116	F1
117	F1
118	F1
119	F1
120	F1
121	F1
122	F1
123	F1
124	F1
125	F1
126	F1
127	F1
128	F1
129	F1
130	F1

UNIT NO.	FLOOR	UNIT TYPE
101	F1	1 BR
102	F1	1 BR
103	F1	1 BR
104	F1	1 BR
105	F1	1 BR
106	F1	1 BR
107	F1	1 BR
108	F1	1 BR
109	F1	1 BR
110	F1	1 BR
111	F1	1 BR
112	F1	1 BR
113	F1	1 BR
114	F1	1 BR
115	F1	1 BR
116	F1	1 BR
117	F1	1 BR
118	F1	1 BR
119	F1	1 BR
120	F1	1 BR
121	F1	1 BR
122	F1	1 BR
123	F1	1 BR
124	F1	1 BR
125	F1	1 BR
126	F1	1 BR
127	F1	1 BR
128	F1	1 BR
129	F1	1 BR
130	F1	1 BR

UNIT NO.	FLOOR	UNIT TYPE
101	F1	1 BR
102	F1	1 BR
103	F1	1 BR
104	F1	1 BR
105	F1	1 BR
106	F1	1 BR
107	F1	1 BR
108	F1	1 BR
109	F1	1 BR
110	F1	1 BR
111	F1	1 BR
112	F1	1 BR
113	F1	1 BR
114	F1	1 BR
115	F1	1 BR
116	F1	1 BR
117	F1	1 BR
118	F1	1 BR
119	F1	1 BR
120	F1	1 BR
121	F1	1 BR
122	F1	1 BR
123	F1	1 BR
124	F1	1 BR
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126	F1	1 BR
127	F1	1 BR
128	F1	1 BR
129	F1	1 BR
130	F1	1 BR

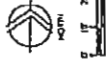
UNIT NO.	FLOOR	UNIT TYPE
101	F1	1 BR
102	F1	1 BR
103	F1	1 BR
104	F1	1 BR
105	F1	1 BR
106	F1	1 BR
107	F1	1 BR
108	F1	1 BR
109	F1	1 BR
110	F1	1 BR
111	F1	1 BR
112	F1	1 BR
113	F1	1 BR
114	F1	1 BR
115	F1	1 BR
116	F1	1 BR
117	F1	1 BR
118	F1	1 BR
119	F1	1 BR
120	F1	1 BR
121	F1	1 BR
122	F1	1 BR
123	F1	1 BR
124	F1	1 BR
125	F1	1 BR
126	F1	1 BR
127	F1	1 BR
128	F1	1 BR
129	F1	1 BR
130	F1	1 BR

HIGH DESERT RV AND MINI STORAGE  
YUCCA VALLEY, CA

UNIT MIX PLAN

DATE: 05/15/18  
DESIGNED BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

DATE: 05/15/18



VALLI ARCHITECTURAL GROUP  
1150 S. MAINTENANCE RD. SUITE 100  
YUCCA VALLEY, CA 92389



**OWNER / DEVELOPER**  
 WACHSBERG & ASSOCIATES  
 1120 SOUTH 11 STREET  
 COVINGTON, LA 70040  
 PHONE: 504-835-1100

**ARCHITECT**  
 V.A.L.L.J. ARCHITECTURAL GROUP  
 1100 SOUTH 11 STREET  
 COVINGTON, LA 70040  
 PHONE: 504-835-1100

**PROJECT DATA**

TOTAL COVERAGE	10,100	22.1
100' WIDE STRIP	12,100	27.4
100' WIDE PROJECT AREA (100' WIDE STRIP)	14,100	31.6

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
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PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

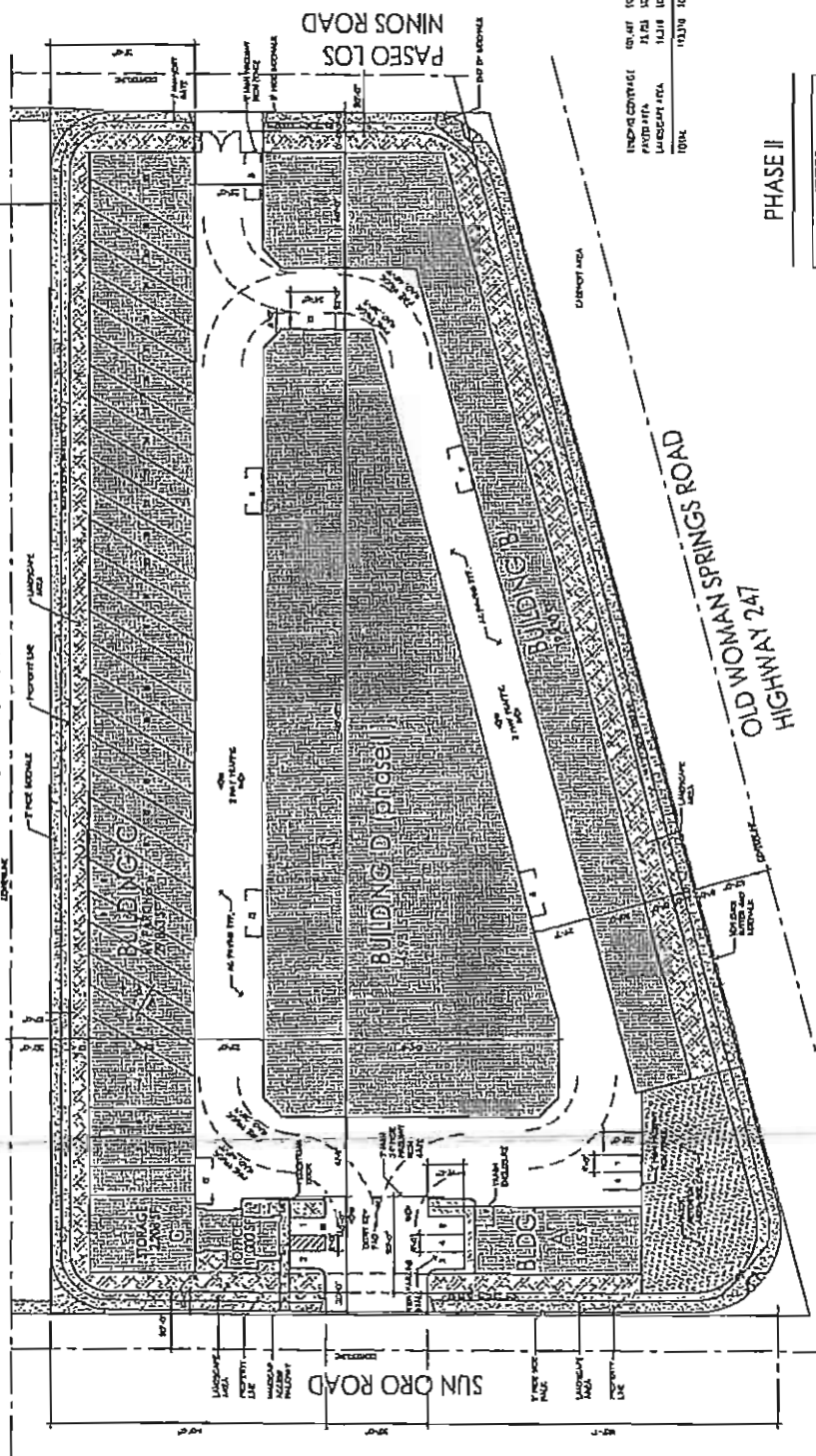
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PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0



**PHASE I**

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

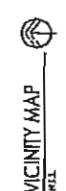
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PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0



**V.A.L.L.J. ARCHITECTURAL GROUP**  
 1100 SOUTH 11 STREET  
 COVINGTON, LA 70040  
 PHONE: 504-835-1100

**SITE PLAN**

**PHASE I**

PHASE I	10,100	22.1
PHASE II	12,100	27.4
TOTAL	22,200	50.0

**PHASE II**

PHASE II	12,100	27.4
TOTAL	22,200	50.0

**RV STORAGE AREAS**

RV STORAGE AREAS	10,100	22.1
RV STORAGE AREAS	12,100	27.4
TOTAL	22,200	50.0

**RV STORAGE AREAS**

RV STORAGE AREAS	10,100	22.1
RV STORAGE AREAS	12,100	27.4
TOTAL	22,200	50.0

**RV STORAGE AREAS**

RV STORAGE AREAS	10,100	22.1
RV STORAGE AREAS	12,100	27.4
TOTAL	22,200	50.0

**HIGH DESERT RV AND MINI STORAGE**

**YUCCA VALLEY, CA**



**OWNER / DEVELOPER**

10000 SUN ORO ROAD  
 SUITE 1000  
 YUCCA VALLEY, CA 92389  
 CONTACT: JEFFREY WOODRUFF  
 (951) 474-2424

**ARCHITECT**

13500 RAYBURN BLVD STE 300  
 BRAWLEY, CA 92520  
 450 W. A. STANLEY BLVD  
 YUCCA VALLEY, CA 92389  
 PHONE: (951) 474-1177  
 FAX: (951) 474-1171

**PROJECT DATA**

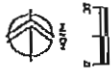
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 10/24/10 10/24/10  
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 10/24/10 10/24/10

TOTAL SQUARE FEET  
 111,000

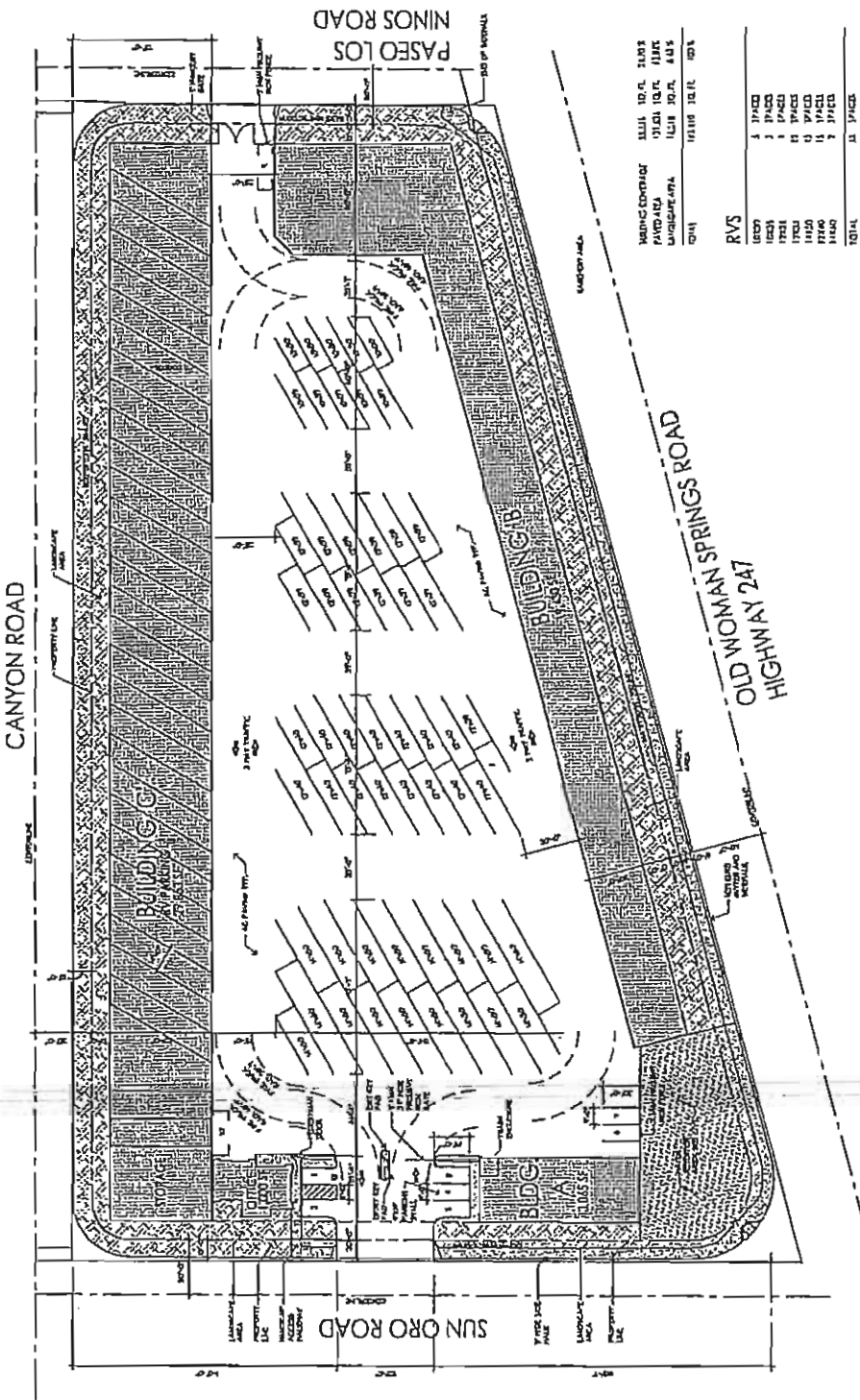
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 10/24/10 10/24/10

NUMBER OF SPACES  
 10/24/10 10/24/10  
 10/24/10 10/24/10  
 10/24/10 10/24/10  
 10/24/10 10/24/10

CONTRACTOR NAME  
 10/24/10 10/24/10  
 10/24/10 10/24/10  
 10/24/10 10/24/10  
 10/24/10 10/24/10



0' 10' 20' 30'  
 0 10 20 30  
 0 10 20 30  
 0 10 20 30

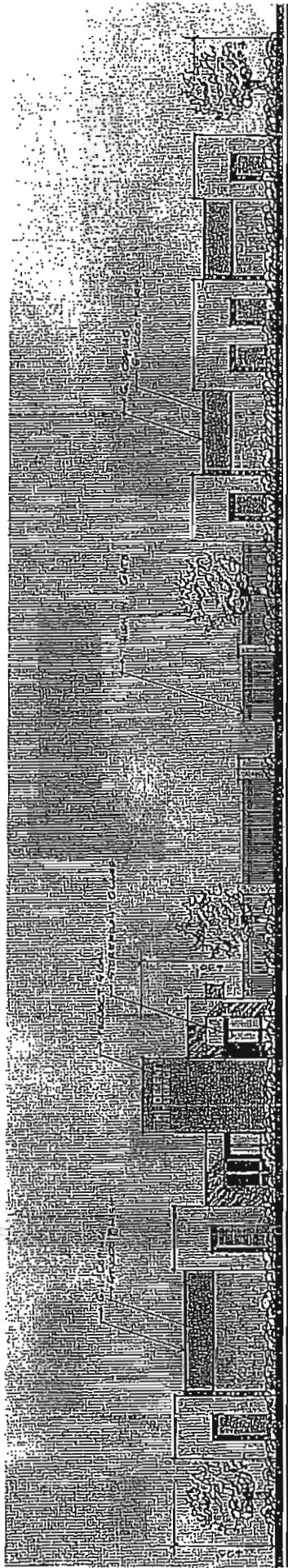


TYPE	RENTAL	TOTAL
RVS	5	5
RV	3	3
MINI STORAGE	0	0
TOTAL	8	8

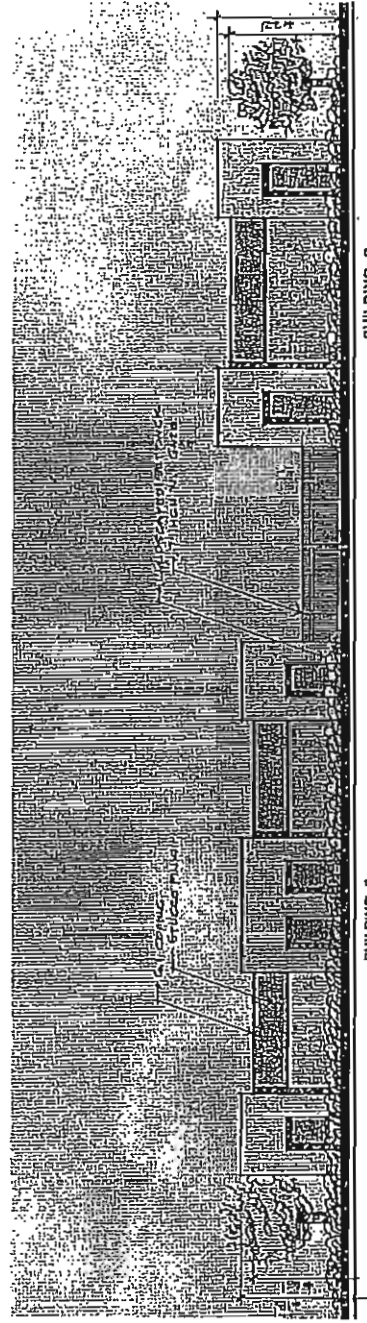
**SITE PLAN PHASE-1**

**HIGH DESERT RV AND MINI STORAGE**

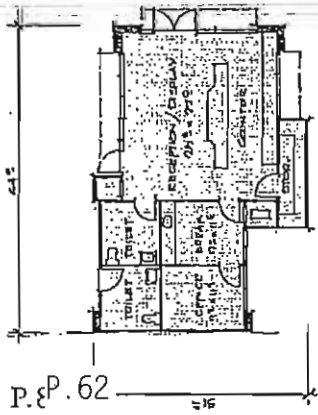
**YUCCA VALLEY, CA**



BUILDING A  
SUN ORO ROAD  
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



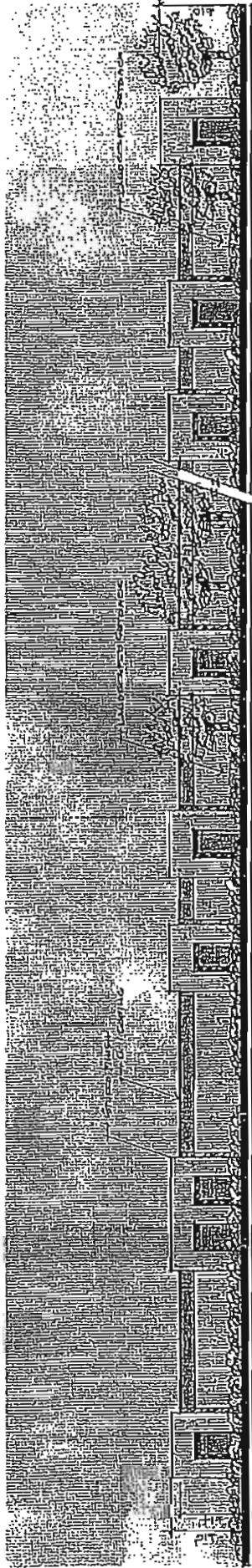
BUILDING C  
PASEO LOS NINOS ROAD  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



OFFICE FLOOR PLAN  
SCALE 1/8" = 1'-0"

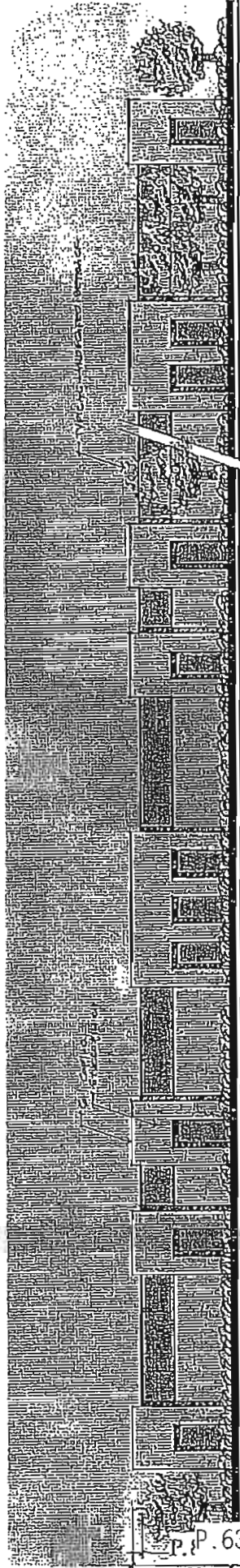
HIGH DESERT RV AND MINI STORAGE  
YUCCA VALLEY, CA

DATE  
BY



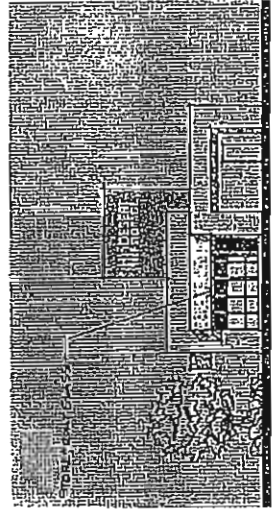
BUILDING B

OLD WOMAN SPRINGS ROAD EAST ELEVATION  
SCALE 1/8"=1'-0"

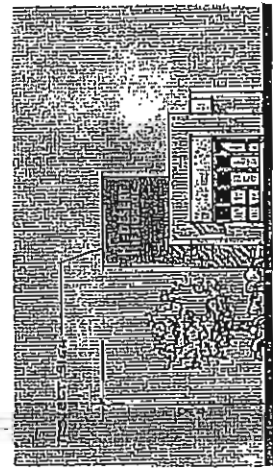


BUILDING C

CANYON ROAD WEST ELEVATION  
SCALE 1/8"=1'-0"



OFFICE



OFFICE

HI DESERT RV AND MINI STORAGE  
YUCCA VALLEY, CA

SCALE 1/8"=1'-0"

DATE  
DRAWN  
BY

**LANDSCAPE LEGEND**  
TREES & VERTICAL ACCENTS

SYMBOL	BOTANICAL NAME	CONDOY NAME	WATER USE
	DESERT PALM TREE (SPERMATOPHYTES)	SPERMATOPHYTES	10"
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	

**SHRUBS & VINES**

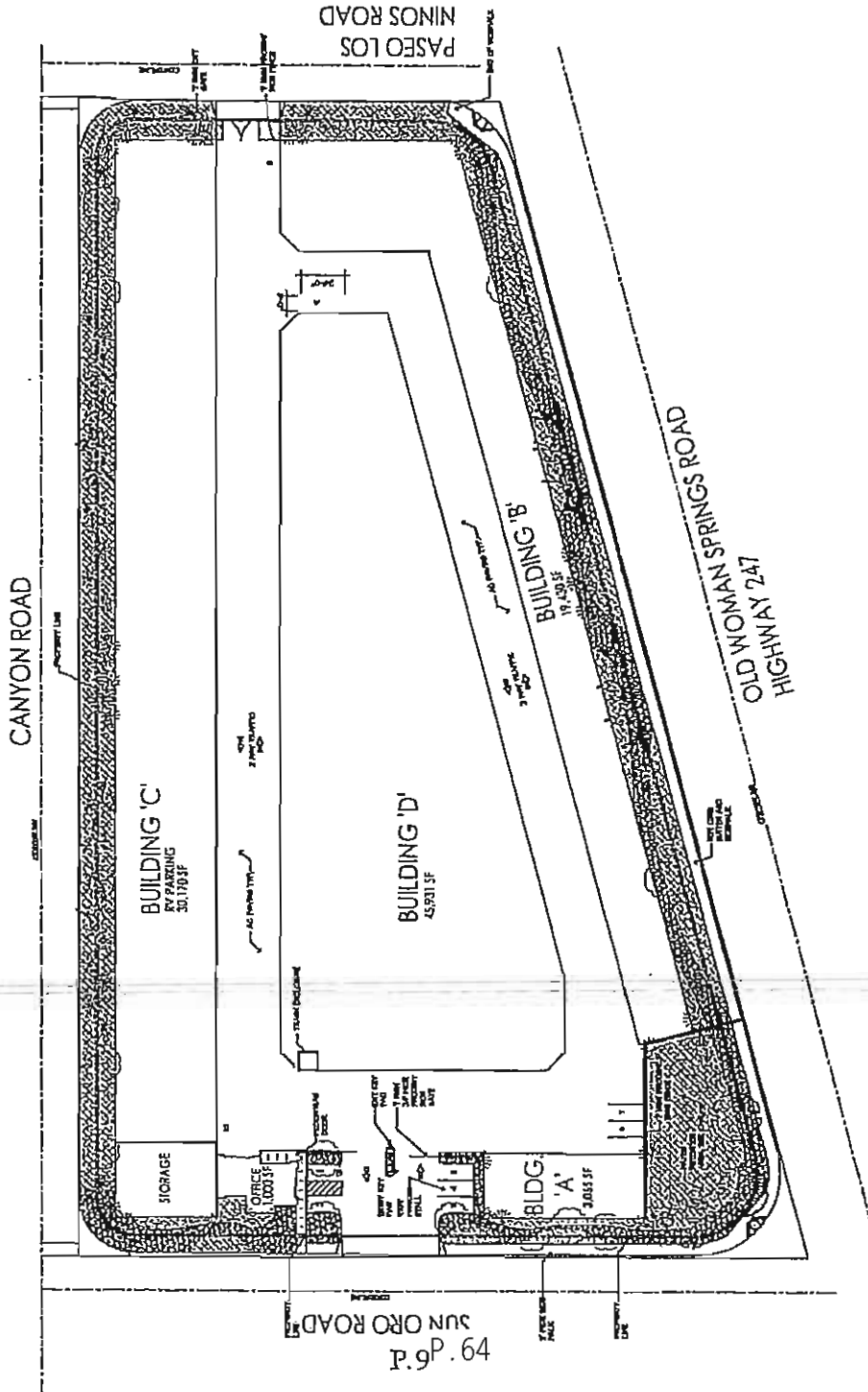
SYMBOL	BOTANICAL NAME	CONDOY NAME	WATER USE
	AGAVE	AGAVE	10"
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	

**GROUND COVERS**

SYMBOL	BOTANICAL NAME	CONDOY NAME	WATER USE
	AGAVE	AGAVE	10"
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	
	AGAVE	AGAVE	

**LANDSCAPE NOTES:**

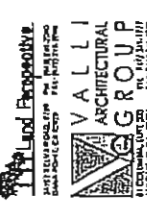
- 1. ALL PLANTS AND MATERIALS MUST BE APPROVED BY THE LOCAL WATER SUPPLY AGENCY. A WATER USE ESTIMATE FOR THE PROJECT MUST BE SUBMITTED.
- 2. PLANTS MUST BE SUITABLE TO THE CLIMATE.
- 3. A DETAILED PLANTING PLAN WILL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
- 4. PLANTS MUST BE SUITABLE TO THE LOCAL CLIMATE.
- 5. ALL PLANTS MUST BE SUITABLE TO THE LOCAL CLIMATE.



**HIGH DESERT RV AND MINI STORAGE**  
YUCCA VALLEY, CA

**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1"=30'



# Magnum Rv and Mini Storage

## CONCEPTUAL GRADING PLAN

JUNE 30, 2007

APN 627-054-05

100' CHANGING TO 150' WIDE

PROPOSED

**Warner engineering**  
 1875 JONES LANE  
 SUITE 100  
 OAKLAND, CA 94612  
 (925) 763-1100  
 FAX (925) 763-1101

PREPARED FOR OWNER/APPLICANT  
 MAGNUM STORAGE COMPANY  
 1155 53RD ST, SUITE 116  
 OAKLAND, CA 94612  
 (415) 486-1000  
 FAX (415) 486-1001

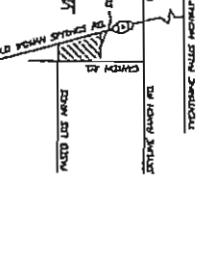
**ARCHITECT**  
 JIM HARRINGTON  
 1155 53RD ST, SUITE 116  
 OAKLAND, CA 94612  
 (415) 486-1000  
 FAX (415) 486-1001

**LEGEND**

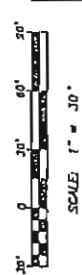
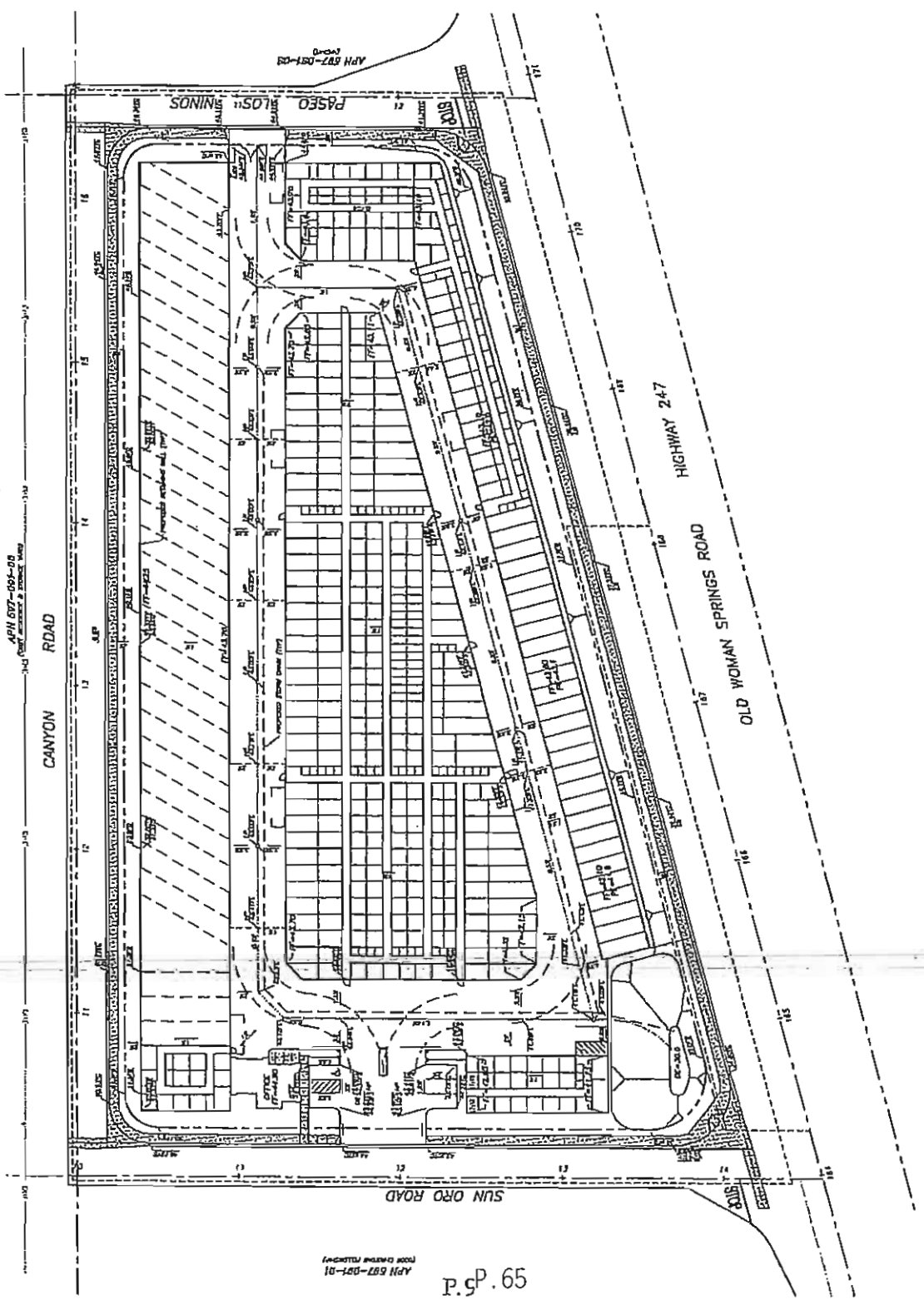
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- 2. MOBILE HOMES
- 3. MOBILE HOMES
- 4. MOBILE HOMES
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**UTILITY COMPANIES**  
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DATE	BY	REVISIONS



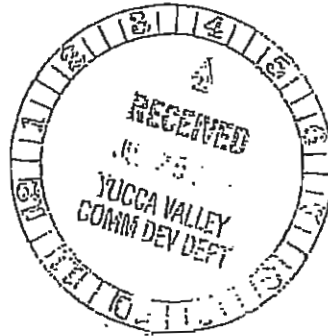
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APN 627-054-05

DEPARTMENT OF TRANSPORTATION  
 DISTRICT 8  
 PLANNING AND LOCAL ASSISTANCE (MS 722)  
 464 WEST 4<sup>TH</sup> STREET, 7<sup>TH</sup> FLOOR  
 SAN BERNARDINO, CA 92401-1400  
 PHONE (909) 383-4557  
 FAX (909) 383-5936  
 TTY (909) 383-6300



*Flex your power!  
 Be energy efficient!*



June 20, 2007

Mr. Shane R. Stueckle  
 Deputy Town Manager  
 Town of Yucca Valley  
 57090 Twentynine Palms Highway  
 Yucca Valley, CA, 92392

Caltrans letter addressing CUP 02-05, the previous mini-storage application very similar in scope.

Dear Mr. Stueckle

CUP 02-05  
 08-SBd-SR-247-PM30.188

California Department of Transportation (Caltrans) has received and reviewed information pertaining to the above Conditional Use Permit (CUP) and site plan for a 317 unit Mini Storage with 38 Recreation Storage spaces located at the northwest corner of State Route 247 (SR-247) and Sun Oro Road in the Town of Yucca Valley.

Traffic Operations:

- A shared left-through lane will block a traffic through lane, in order to prevent rear-end collisions, left-turn lanes are recommended at northbound (NB) left at Sun Oro Road and Paseo La Ninas
- All recommendations are based on information we have received from the CUP permit document.

Traffic analysis should identify the traffic control measures required for impact mitigation purposes. Design and construction of additional traffic lanes, shoulders, signing and/or pavement markings utilized for Impact mitigation purposes must be in accordance to all applicable State design criteria, traffic standards and policies.



Encroachment Permits:

Any proposed alterations to existing improvements within State right-of-way may only be performed upon issuance of a valid Caltrans encroachment permit. All proposed improvements must conform to current Caltrans design standards and construction practices. Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance. Information regarding permit application fees and submittal requirements may be obtained by contacting:

Office of Encroachment Permits  
Department of Transportation  
464 West 4<sup>th</sup> Street, 6<sup>th</sup> Floor, MS-619  
San Bernardino, CA 92401-1400  
(909) 383-4526

When the recommended studies and/or plans become available, please forward copies to us for our review and comments. Additional comments pertinent to proposed construction and relevant permit procedures may be returned upon completion of our review of these materials.

Thank you for providing us with CUP 02-05 and the opportunity to offer our comments concerning this commercial development. If this project is later revised in scope or land use, send revised documents to Caltrans so that we may reevaluate all proposed changes for impacts to SR-247.

If you have any questions regarding this letter, please contact Zeron Jefferson, IGR/CEQA Liaison at (909) 383-4384.

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Special Studies, IGR/CEQA Review

c: KEubanks  
FZinnurayen

**Yucca Valley +/- 5-acre Parcel (APN 597-091-07):  
Focused Survey for Desert Tortoise and General Biological Survey,  
San Bernardino County, California**

Job # 04-013

**Prepared by:**  
Circle Mountain Biological Consultants  
P.O. Box 3197  
Wrightwood, California 92397  
PH/FAX: (760) 249-4948  
Contacts: Ed LaRue, Sharon Dougherty

**Prepared for:**  
Byron Gusa  
1525 Keeler Road  
Yucca Valley, CA 92284

---

April 2004

**RECEIVED**  
MAY 11 2004



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**Yucca Valley +/- 5-acre Parcel (APN 597-091-07):  
Focused Survey for Desert Tortoise and General Biological Survey,  
San Bernardino County, California**

**1.0. Introduction.**

Circle Mountain Biological Consultants (CMBC) was contracted by Dennis Phillips on behalf of Byron Gusa (Proponent) to complete a focused desert tortoise (*Gopherus agassizii*) survey and general biological inventory on the subject property and surrounding areas. The +/- 5-acre parcel (APN 597-091-07) is located in the Town of Yucca Valley, immediately west of Highway 247, and south of Mesa Drive (Figures 1 and 2). Canyon Road coincides with the western boundary. The legal description is Township 1 South, Range 5 East, portions of the southern ½ of the southeast ¼ of Section 14.

The Town of Yucca Valley (Town) is responsible under the California Environmental Quality Act (CEQA) to assess proposed development projects for potential impacts to rare and endangered species. The subject property lies within the known range of the desert tortoise, which is listed by both State and federal governments as a threatened species. This report is intended to provide the Town and other appropriate entities with sufficient biological baseline data to determine if there will be significant impacts to the desert tortoise or other sensitive biological resources.

**2.0. Survey Methods.**

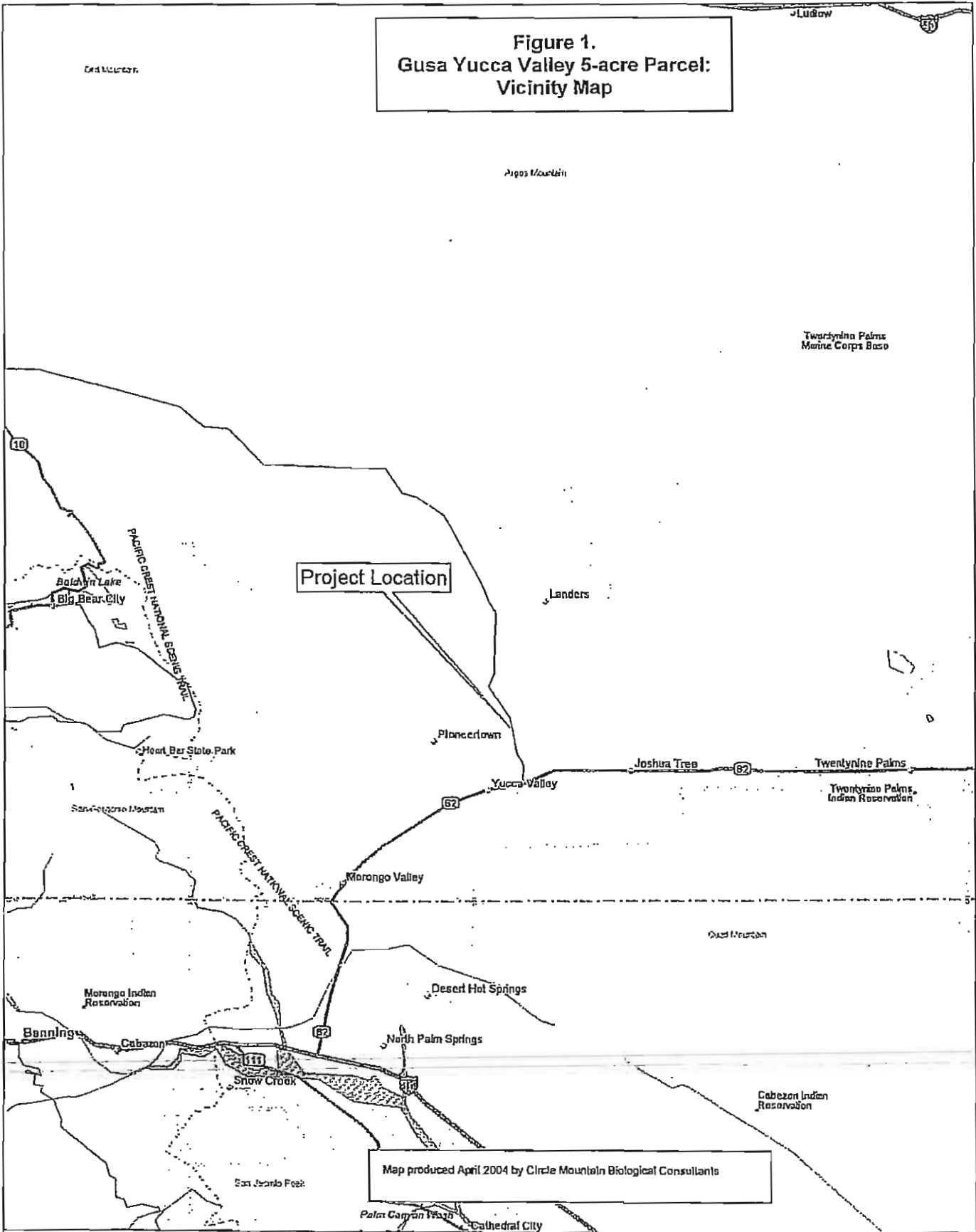
Ed LaRue of CMBC and subcontractor Michael Radakovich surveyed the site and adjacent areas for tortoises and other plant and animal species on 9 April 2004. Surveys began at 1600 and ended at 1730, for a total of 3.0 survey hours. As per U. S. Fish and Wildlife Service (USFWS) protocol (1992), the 5-acre site was surveyed along 22 transects spaced at 30-foot intervals; in this case, oriented in an east-west direction. Hand held, global positioning satellite (GPS) units were used to locate property corners.

USFWS protocol recommends that *zone of influence* transects be surveyed in adjacent areas at intervals of 100-, 300-, 600-, 1200-, and 2400-feet where there is potential tortoise habitat. However, no zone-of-influence surveys were carried out, since adjacent properties in all directions surrounding the Subject Property are developed and no suitable habitat for desert tortoise is present.

All plants and animals observed or otherwise detected on-site and in adjacent areas were recorded in field notes and are listed in appendices A and B, respectively. In addition to biological resources, LaRue also recorded the incidence of observable human disturbances on-site and in adjacent areas, which are discussed in Section 3.3. Photographic exhibits were taken using a digital camera, and are included in Appendix C.

No other focused surveys, such as small mammal trapping, bat surveys, etc. were conducted. For this reason, some hard to detect animal species may have been missed. Due to the brevity of survey, many animal species that occasionally occur on the Subject Property or in adjacent areas may not have been detected.

**Figure 1.  
Gusa Yucca Valley 5-acre Parcel:  
Vicinity Map**



Map produced April 2004 by Circle Mountain Biological Consultants



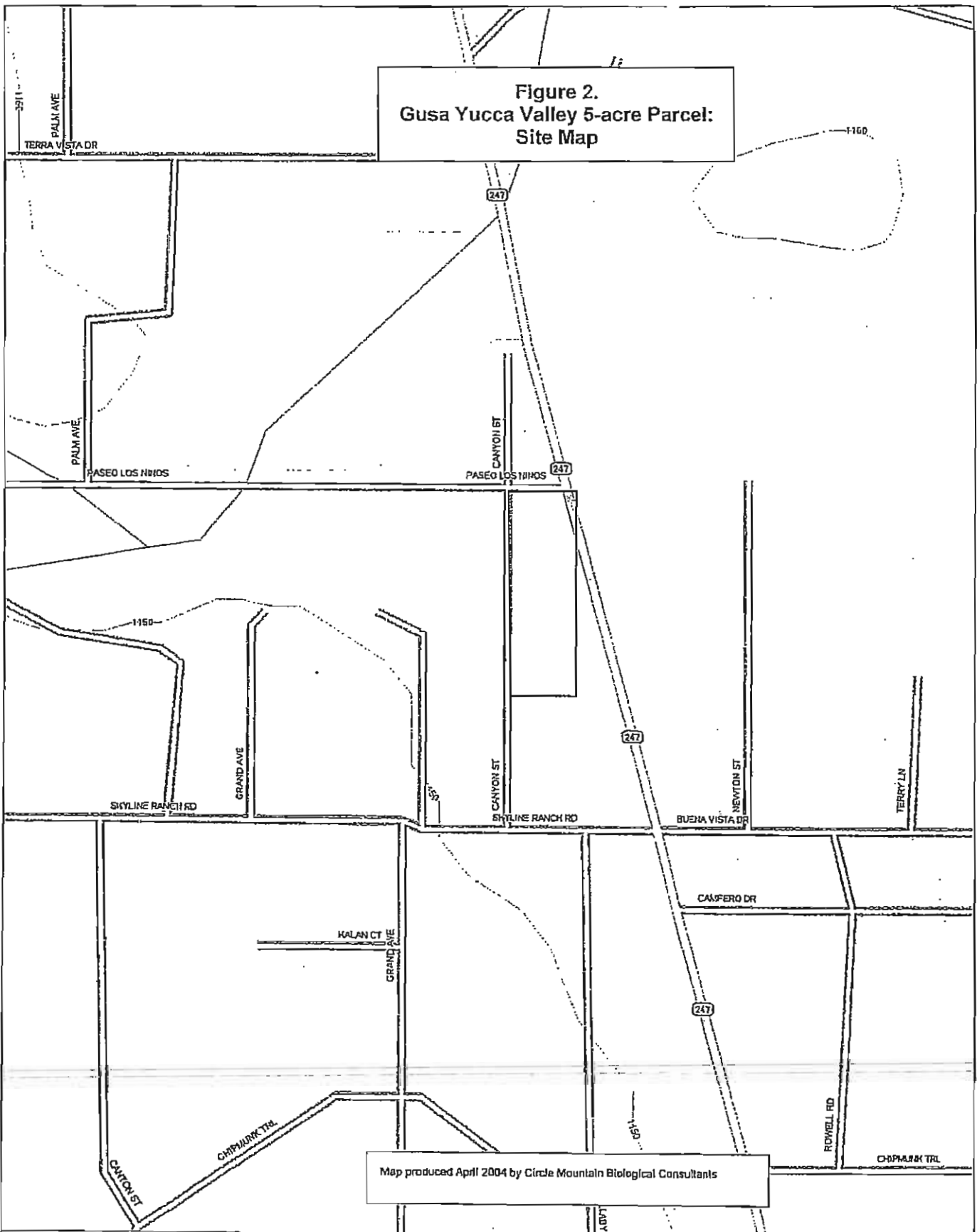
© 2001 Delorme. Topo USA® 3.0  
Zoom Level: 8-7 Datum: WGS84

Scale 1 : 450,000

1" = 11.43 km



**Figure 2.**  
**Gusa Yucca Valley 5-acre Parcel:**  
**Site Map**



Map produced April 2004 by Circle Mountain Biological Consultants



© 2001 DeLorme, Topo USA® 3.0  
 Zoom Level: 15-0 Datum: WGS84

Scale 1 : 6,400  
 1" = 162.56 m



### 3.0. Results.

3.1. Common Flora and Fauna. The plant community present on the Subject Property is best described as Joshua Tree series in the classification system developed by the California Native Plant Society (Sawyer and Keeler-Wolf 1995). Joshua trees (*Yucca brevifolia*) are scattered in a shrubby understory of blackbush (*Coelogyne ramossimima*), paperbag bush (*Salazaria mexicana*), interior goldenbush (*Ericameria linearifolius*), silver cholla (*Opuntia echinocarpa*), staghorn cholla (*O. acanthicarpa*), and other shrubs. Big galleta (*Pleuraphis rigida*) and desert needlegrass (*Achmatherum speciosum*), native perennial grasses, are also present. Native annuals present at the time of surveys include desert dandelion (*Malacothrix glabrata*), blazing star (*Mentzelia albcaulis*), golden linanthus (*Linanthus aureus*), chia (*Salvia columbariae*), little gold poppy (*Eschscholtzia minutifolia*), and others. Non-native annual grasses and weeds, and disturbance-adapted natives are common, and include split-grass (*Schismus* spp.), red-stemmed fillaree (*Erodium cicutarium*), red brome (*Bromus madritensis* ssp. *rubens*), cheat grass (*B. tectorum*), annual bursage (*Ambrosia acanthicarpa*), and fiddleneck (*Amsinckia tessellata*). A complete list of the plant species observed on the Subject Property and in adjacent areas is given in Appendix B.

Wildlife species detected on the Subject Property include ten bird species. Common Mojave Desert species present included cactus wren, black-throated sparrow, mourning dove, red-tailed hawk, and western kingbird. Several bird species associated with human habitation were seen on the site (e.g., common raven, northern mockingbird, house finch, house sparrow, and European starling). Seven mammals were detected (black-tailed hare, kangaroo rats (detected by burrows and tracks), Audubon cottontail, desert wood rat, coyote, antelope ground squirrel, and California ground squirrel). Only one reptile species, the side-blotched lizard, was observed, although it is likely that many species common to the area, such as Western whiptail, desert iguana, etc., are present. Appendix C lists all of the animal species detected.

#### 3.2. Special-status Species.

3.2.1. Desert Tortoise. No evidence of desert tortoise was detected on the Subject Property and CMBC considers the species absent. Given the level of development in adjacent areas, it is unlikely that the species could immigrate onto the property. However, the U.S. Fish and Wildlife Service considers results of focused surveys for desert tortoise to be valid for a period of one year. If the Subject Property is not developed before 9 April 2005, another survey may be required.

3.2.2. Other Special-Status Species. The USFWS, California Department of Fish and Game (CDFG), and California Native Plant Society (CNPS) each maintain lists of plant and/or animal species that are considered to be rare, threatened, or endangered. Examples of some rare species reported from the Yucca Valley area include Little San Bernardino Mountains gilia, burrowing owl, LeConte's thrasher, loggerhead shrike, etc. None of these species was found on the subject property.

3.3. Human Disturbance and Habitat Conditions. Observable human disturbances were tallied along 11 of the 22 transects on-site. The total number of incidents recorded per 100 feet of transect surveyed was calculated, and the resulting numbers are given in the following table:

**Table 1. Human Disturbances Observed On-Site  
Per 100 Feet of Survey Transect.**

Observed Human Disturbances Per 100 Feet (Total Recorded)				
OHV tracks	OHV trails	Dumping	Dog sign	Old foundation
1.13 (41)	0.33 (12)	0.28 (10)	0.14 (6)	0.03 (1)

In general, the level of disturbance on the site is relatively high, compared to several hundred other parcels where LaRue has performed similar surveys.

#### **4.0. Conclusions and Recommendations.**

CMBC concludes that tortoises are absent from the subject property, and that there is very low potential for immigration onto the site from adjacent areas, since the site is surrounded by paved roads, single-family homes, and other development. This determination is valid for the period of one year, after which time a new survey may be required.

CMBC's determination that tortoises are absent from the site does not authorize the Proponent to incidentally take tortoises. The Proponent is herein forewarned that, should a tortoise be observed on the subject property at the time of construction, it would still be necessary to secure incidental take permits from the USFWS and CDFG to avoid violating State and federal endangered species acts.

## 5.0. Literature Cited.

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- Ingles, L. 1965. *Mammals of the Pacific States: California, Oregon, Washington*. Stanford University Press. Stanford, CA.
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- Stebbins, R. 1985. *A Field Guide to Western Reptiles and Amphibians*. Second Edition. The Peterson Field Guide Series. Houghton Mifflin Company. New York, New York.
- U.S. Fish and Wildlife Service. 1992. Field survey protocol for any nonfederal action that may occur within the range of the desert tortoise. Ventura, CA.

APPENDIX A.  
Gusa 5-acre Property: Plant Species List

GNETAE

**Ephedraceae**  
*Ephedra nevadensis*

GNETAE

**Joint-fir family**  
Nevada joint-fir

ANGIOSPERMAE: DICOTYLEDONES

**Asteraceae**  
*Acamptopappus sphaerocephalus*  
*Ambrosia acanthicarpa*  
*Ambrosia dumosa*  
*Baileya pleniradiata*  
*Chrysothamnus teretifolius*  
*Encelia farinosa*  
*Ericameria cooperi* var. *cooperi*  
*Ericameria linearifolia*  
*Eriophyllum wallacii*  
*Hymenoclea salsola*  
*Stephanomeria parryi*

**Boraginaceae**  
*Amsinckia tessellata*  
*Cryptantha nevadensis*  
*Cryptantha pterocarya*  
*Pectocarya penicillata*

**Brassicaceae**  
*Guillenia lasiophylla* (*Thelypodium lasiophyllum*) California mustard  
\**Hirschfeldia incana* (*Brassica geniculata*) Short-pod mustard  
\**Sisymbrium altissimum* Tumble mustard  
\**Sisymbrium orientale* Sisymbrium

DICOT FLOWERING PLANTS

**Sunflower family**  
Desert goldenhead  
Annual bur-sage  
Burrobush  
Woolly marigold  
Green rabbitbrush  
Brittlebush  
Cooper's goldenbush  
Interior goldenbush  
Wallace's woolly daisy  
Cheesebush  
Parry rock-pink

**Borage family**  
Fiddleneck  
Nevada forget-me-not  
Wing-nut forget-me-not  
Slender combseed

**Mustard family**  
California mustard  
Short-pod mustard  
Tumble mustard  
Sisymbrium

**Cactaceae**  
*Echinocereus engelmannii*  
*Opuntia acanthicarpa*  
*Opuntia echinocarpa*  
*Opuntia ramosissima*

**Cactus family**  
Hedgehog cactus  
Cholla  
Silver cholla  
Pencil cholla



<b>Chenopodiaceae</b> <i>Atriplex canescens</i>	<b>Goosefoot family</b> Four-winged saltbush
<b>Cucurbitaceae</b> <i>Cucurbita palmata</i>	<b>Gourd family</b> Coyote gourd
<b>Cuscutaceae</b> <i>Cuscuta</i> sp.	<b>Dodder family</b> Dodder
<b>Euphorbiaceae</b> <i>Chamaesyce (Euphorbia) albomarginata</i>	<b>Spurge family</b> Rattlesnake weed
<b>Fabaceae</b> <i>Acacia greggii</i> <i>Lupinus concinnus</i>	<b>Pea family</b> Catclaw Bajada lupine
<b>Geraneaceae</b> * <i>Erodium cicutarium</i>	<b>Geranium family</b> Red-stemmed filaree
<b>Hydrophyllaceae</b> <i>Phacelia tanacetifolia</i>	<b>Water-leaf family</b> Phacelia
<b>Lamiaceae</b> <i>Salazaria mexicana</i> <i>Salvia columbariae</i>	<b>Mint family</b> Paper-bag bush Chia
<b>Lennoaceae</b> <i>Pholisma arenarium</i>	<b>Sand food family</b> Sand food
<b>Loasaceae</b> <i>Mentzelia</i> sp. <i>Mentzelia albicaulis</i>	<b>Stick-leaf family</b> Stick-leaf Little blazing star
<b>Malvaceae</b> <i>Sphaeralcea ambigua</i>	<b>Mallow family</b> Desert mallow
<b>Nyctaginaceae</b> <i>Mirabilis bigelovii</i>	<b>Four o'clock family</b> Desert wishbone plant
<b>Papaveraceae</b> <i>Eschscholzia minutiflora</i>	<b>Poppy family</b> Little gold-poppy

**Polemoniaceae**

*Eriastrum* (c.f.) *eremicum*  
*Linanthus aureus*

**Polygonaceae**

*Eriogonum fasciculatum*  
*Eriogonum inflatum*

**Ranunculaceae**

*Delphinium parishii*

**Rosaceae**

*Coleogyne ramosissima*

**Solanaceae**

*Lycium andersonii*  
~~*Lycium cooperi*~~

**Phlox family**

Woolly star  
Golden linanthus

**Buckwheat family**

California buckwheat  
Desert trumpet

**Crowfoot larkspur**

Larkspur

**Rose family**

Blackbush

**Nightshade family**

Anderson's box-thorn  
Peach thorn

ANGIOSPERMAE: MONOCOTYLEDONES

MONOCOT FLOWERING PLANTS

**Liliaceae**

*Yucca brevifolia*  
*Yucca schidigera*

**Lily family**

Joshua tree  
Mojave yucca

**Poaceae**

*Achnatherum speciosum* (*Stipa speciosa*)  
\**Bromus madritensis* ssp. *rubens*  
\**Bromus tectorum*  
*Pleuraphis* (*Hilaria*) *rigida*  
\**Schismus* sp.

**Grass family**

Desert needlegrass  
Red brome  
Cheat grass  
Big galleta  
Split-grass

\* - indicates a non-native (introduced) species.

c.f. - compares favorably to a given species when the actual species is unknown.

Some species may not have been detected because of the seasonal nature of their occurrence.  
Common names are taken from Beauchamp (1986), Hickman (1993), Jaeger (1969), and Munz (1974).

**APPENDIX B.**  
**Gusa 5-acre Property: Animals Detected**

**REPTILIA**

**Iguanidae**  
*Uta stansburiana*

**AVES**

**Columbidae**  
*Zenaida macroura*

**Strigidae**  
*Bubo virginianus*

**Tyrannidae**  
*Tyrannus verticalis*

**Corvidae**  
*Corvus corax*

**Troglodytidae**  
*Campylorhynchus brunneicapillus*

**Mimidae**  
*Mimus polyglottos*

**Sturnidae**  
*Sturnus vulgaris*

**Emberizidae**  
*Amphispiza bilineata*

**Icteridare**

**Fringillidae**  
*Carpodacus mexicanus*

**Passeridae**  
*Passer domesticus*

**REPTILES**

**Iguanids**  
 Side-blotched lizard

**BIRDS**

**Pigeons and doves**  
 Mourning dove

**Typical owls**  
 Great horned owl

**Tyrant flycatchers**  
 Western kingbird

**Crows and jays**  
 Common raven

**Wrens**  
 Cactus wren

**Mockingbirds and thrashers**  
 Northern mockingbird

**Starlings**  
 European starling

**Emberizinne Sparrows and their allies**  
 Black-throated sparrow

**Icterids**

**Finches**  
 House finch

**Weavers**  
 House sparrow

MAMMALIA

**Leporidae**

*Lepus californicus*

*Sylvilagus audubonii*

**Sciuridae**

*Ammospermophilus leucurus*

**Heteromyidae**

*Dipodomys* sp.

**Cricetidae**

*Neotoma lepida*

**Canidae**

*Canis latrans*

**Felidae**

*Lynx rufus*

MAMMALS

**Hares and rabbits**

Black-tailed hare

Audubon cottontail

**Squirrels and flying squirrels**

Antelope ground squirrel

**Pocket mice**

Kangaroo rat

**Rats and mice**

Desert wood rat

**Foxes, wolves and coyotes**

Coyote

**Cats**

Bobcat

Nomenclature follows Stebbins, *A Field Guide to Western Reptiles and Amphibians* (2003), third edition; Sibley, National Audubon Society, the Sibley Guide to Birds (2000), first edition; and Ingles, *Mammals of the Pacific States* (1965), second edition.

APPENDIX C.  
Yucca Valley 5-acre Parcel: Photographic Exhibits



Exhibit 1. Gusa 5-acre Property, northeast corner facing south

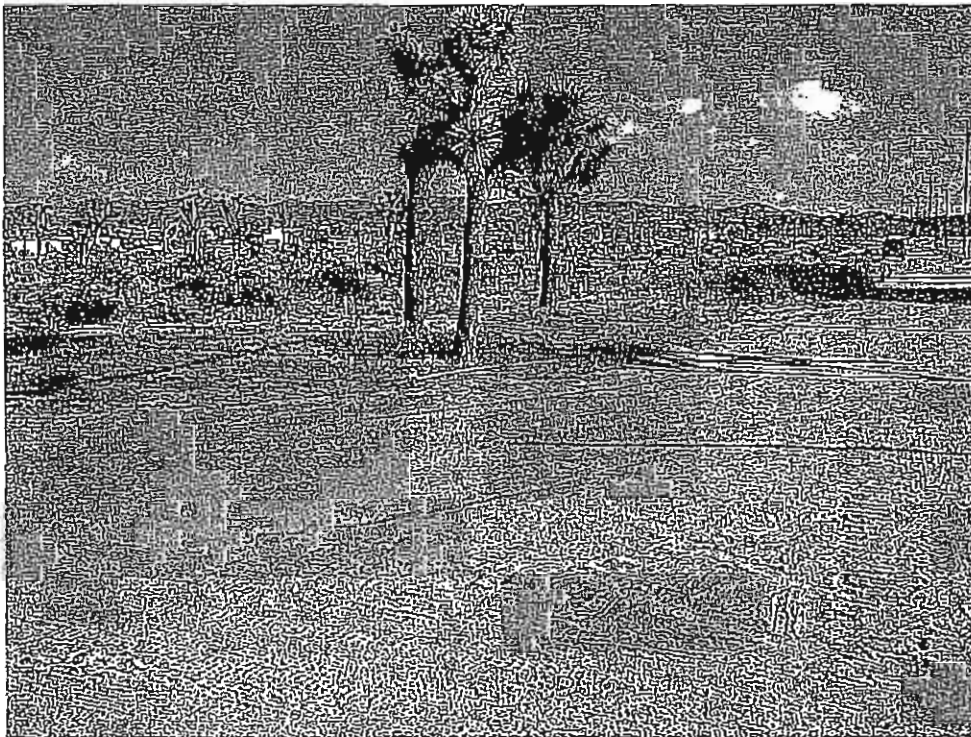


Exhibit 2. Gusa 5-acre property; northwest corner facing south



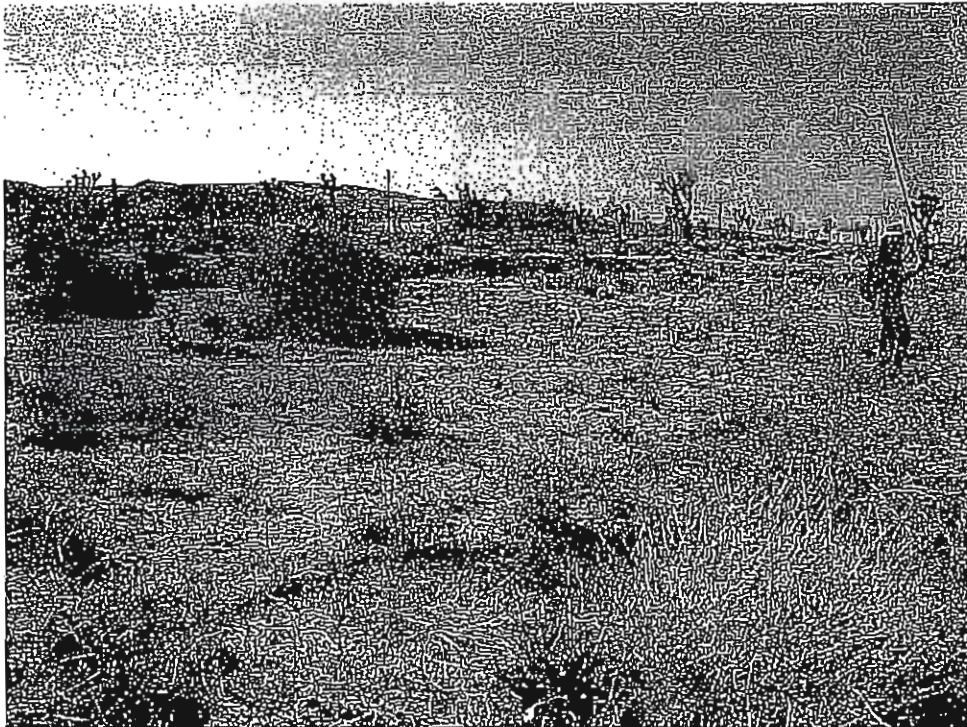


Exhibit 3. Gusa 5-acre property, southeast corner facing northwest

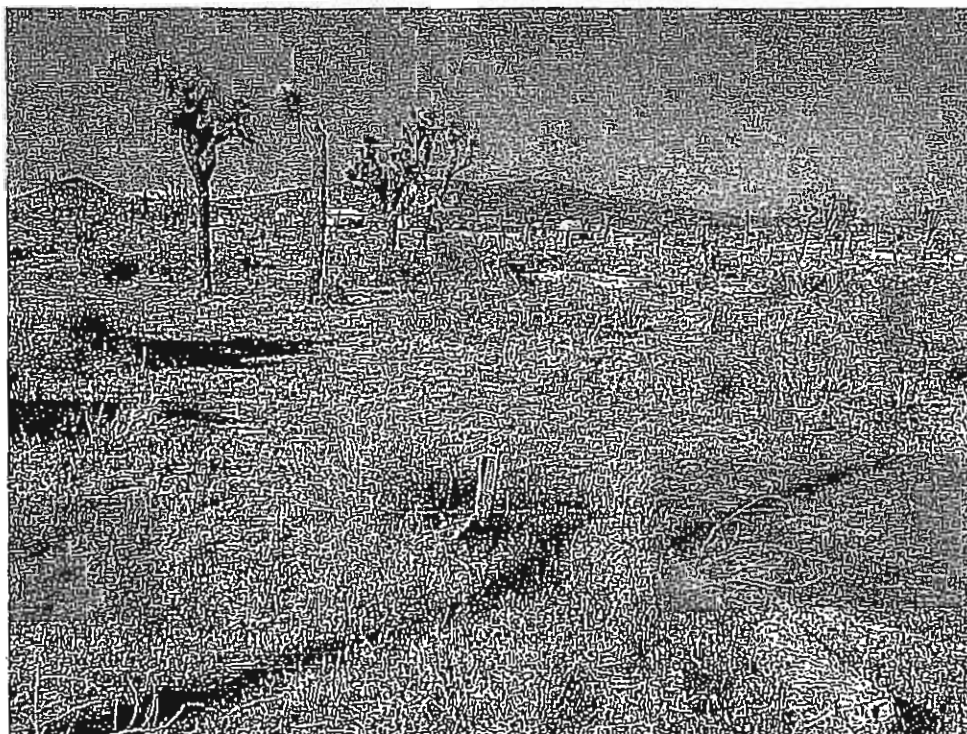


Exhibit 4. Gusa 5-acre property, southwest corner facing northeast

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION,  
CONDITIONAL USE PERMIT 02-05**

**TO:** Responsible and Trustee Agencies/Interested Organizations and Individuals  
**FROM:** Town of Yucca Valley  
**RE:** Conditional Use Permit 02-05

The Town of Yucca Valley (Town), in its capacity as the Lead Agency for this project under CEQA, evaluated the potential environmental impacts of the project under CEQA. The Town has determined through the preparation of an Initial Study that although the project has the potential to result in significant environmental effects, these impacts will not be significant in this case because the mitigation measures described in the detailed Initial Study have been added to the project. The Initial Study meets the requirements of the State of California CEQA, the State CEQA Guidelines, and the Town of Yucca Valley Guidelines for the Implementation of CEQA. A Mitigated Negative Declaration will be prepared.

This notice constitutes a Notice of Intent (NOI) to adopt the aforementioned Mitigated Negative Declaration.

**Project Location/ Description:**

Project Location: Southwest corner of Old Woman Springs Road (Route 247) and Paseo Los Ninos. APN: 597-091-07 & 29.

Project Description: This project involves the construction of the Hi-Desert RV and Mini Storage facility. This includes 390 RV and Mini-Storage units and a small office/residence. The project area is 4.4 acres in size, with frontage on the west side of State Route (SR) 247. Access is not proposed on SR 247, but rather will be taken from Sun Oro Road. Two existing parcels will be merged, and there will be 9 buildings constructed; including 64,211 square feet of single-story storage units.

**Other permits:** Not applicable

**Toxic Sites:** No listed toxic sites are present on the project site.

**Public Hearing:** The Planning Commission public hearing for this item has been tentatively set for August 2, 2005, beginning at 7:00 p.m. at the Yucca Valley Community Center, 57090 29 Palms Highway, Yucca Valley, CA 92284.

COUNTY OF  
SAN BERNARDINO  
JUL 13 2005  
DATE RECD & POSTED  
PLANNING COMMISSION BOARD

**Public Review:** The Initial Study and related documents are available for public review daily. Members of the public may view these documents at the Planning Department, 58928 Business Center Drive, Yucca Valley, CA 92284, and submit written comments at or prior to the Planning Commission hearing.

If any group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at, or prior to the Planning Commission hearing.

An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Nicole Sauviat Criste, Consulting Planner, at 760-320-9040.

**Comment Period:** Based on the time limits defined by CEQA, your response should be sent at the earliest possible date. The public comment period on this project is from **July 13 to August 1, 2005**. All comments and any questions should be directed to:

Ms. Carol Miller  
Town of Yucca Valley  
58928 Business Center Drive  
Yucca Valley, CA 92284  
(760) 369-1265, extension 304

Note to Press: Publish on Friday July 15, 2005

Dated: July 12, 2005





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Planning & Research, Inc.

**TRANSMITTAL**

400 S. Farrell, Ste B-205  
PALM SPRINGS, CA. 92262  
(760) 320-9040  
FAX#: (760) 322-2760  
E-Mail: [tnprps@aol.com](mailto:tnprps@aol.com)

DATE: July 13, 2005  
TO: Ms. Carol Miller  
Yucca Valley Planning Department  
FROM: Nancy Lawson, Assistant to Nicole Criste

Number of pages in this transmittal: 1 + Enclosures (including this page)

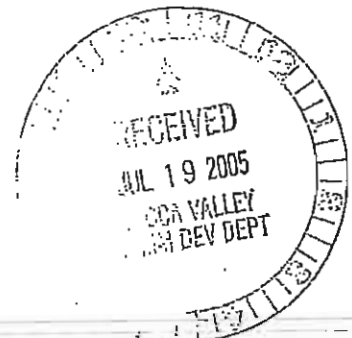
**RE: Initial Study and NOI for Mitigated Negative Declaration,  
CUP 02-05 (RV & Mini Storage)**

Please find the enclosed copies of the above noted documents for CUP 02-05 (RV & Mini Storage) project, as well as a copy of the distribution list with UPS tracking numbers and transmittal to the Riverside County Clerk requesting a twenty-day posting period.

If you have any questions, please contact Nicole or me at 760-320-9040.

Thank you.

*Nancy*



Enclosures:  Yes  No

Documents to follow:  FAX  
 E-Mail

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PALM SPRINGS, CA. 92262  
(760) 320-9040  
FAX#: (760) 322-2760  
E-Mail: tnprps@aol.com

DATE: July 12, 2005

TO: Ms. Liz Ramos  
San Bernardino County Clerk

FROM: Nancy Lawson, Assistant to Nicole Criste

Number of pages in this transmittal: 1 + enclosures (including this page)

**RE: Notice of Intent to Adopt a Mitigated Negative Declaration,  
Conditional Use Permit 02-05**

Please find the enclosed NOI for the above noted project. I have also enclosed two copies of the NOI and two SASEs for your use in returning date stamped copies to show the beginning and ending of the posting period.

It is our understanding that when you receive this on Wednesday, July 13, 2005, the 20-day posting period will begin.

Should you have any questions please contact Nicole Criste or me at 760-320-9040.

Thank you!

Enclosures:  Yes  No

Documents to follow:  FAX  
 E-Mail

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#171  
**FedEx** Express  
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1 From *Press print on this blank*  
 Sender's FedEx Account Number July 12, 2005 1256-1610-0  
 Sender's Name Nancy Lawson Phone (760) 320-9040  
 Company TERRA NOVA PLANNING & RESEARCH  
 Address 400 S FARRELL DR STE B205  
 City PALM SPRINGS State CA ZIP 92262-7760  
 2 Your Internal Billing Reference R.V. and Mury Strube CUP 02-05  
 Recipient's Name Ms. Liz Ramos. Phone (909) 387-4454  
 Company San Bernardino County Clerk  
 Recipient's Address 285 N. Arrowhead Ave. 2nd Floor  
 City San Bernardino, State CA ZIP 92415

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4a Express Package Service  
 FedEx Priority Overnight  
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 FedEx 2Day  
 FedEx 2Day Freight  
 FedEx Express Saver  
 FedEx 2Day Freight  
 FedEx 3Day Freight

4b Express Freight Service  
 FedEx Pak\*  
 FedEx Envelope\*  
 FedEx 2Day Freight  
 FedEx 3Day Freight

5 Packaging  
 FedEx Envelope\*  
 FedEx Pak\*  
 FedEx Tube  
 FedEx Box

6 Special Handling  
 Saturday Delivery  
 Hold Overnight  
 Hold Saturday  
 Hold Sunday  
 Hold Monday  
 Hold Tuesday  
 Hold Wednesday  
 Hold Thursday  
 Hold Friday  
 Hold Saturday  
 Hold Sunday  
 Hold Monday  
 Hold Tuesday  
 Hold Wednesday  
 Hold Thursday  
 Hold Friday  
 Hold Saturday  
 Hold Sunday

7 Payment Bill to:  
 Recipient  
 Third Party  
 Credit Card  
 Cash/Check  
 Dry Ice  
 Cargo Aircraft Only

Total Packages / Total Weight / Total Declared Value  
 \$ / \$ .00  
 FedEx Lite Only

0 Sign to Authorize Delivery Without a Signature  
 The shipping you authorize us to deliver this shipment without obtaining a signature and agree to hold us harmless from any resulting claims.  
 466

Morongo Unified School Dist.  
Environmental Review  
5715 Utah Trail  
29 Palms, CA 92277

ENTRY 1 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 518 2

The Gas Company  
Environmental Review  
1981 W. Logonia Ave.,  
Redlands, CA 92374

ENTRY 2 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 519 1

Majave Desert Air Quality Mgmt.  
District  
Environmental Review  
14306 Park Avenue  
Victorville, CA 92392 7210

ENTRY 3 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 520 8

Hi-Desert Water District  
Marty Stockstell  
Environmental Review  
55439 29 Palms Highway  
Yucca Valley, CA 92284

ENTRY 4 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 521 7

S. B. County Public Works  
Flood Control Planning Div  
Environmental Review  
825 E. 3<sup>rd</sup> Street, #122  
San Bernardino, CA 92415

ENTRY 5 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 522 6

Captain Williams, Yucca Valley  
Chief of Police  
Morongo Basin Station  
6527 White Feather Road  
Joshua Tree, CA 92252

ENTRY 6 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 523 5

CA. Regional Water Qlty. Control  
Board, C. Springer, Env. Review  
Colorado River Basin  
73-720 Fred Waring Dr. #100  
Palm Desert, CA 92260

ENTRY 7 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 524 4

CALTRANS  
Linda Grimes, Chief  
IGR-CEQA Review  
464 W. Fourth St. 6<sup>th</sup> fl.-MS726  
San Bernardino, CA 92401

ENTRY 8 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 525 3

Southern California Edison  
Environmental Review  
6999 Old Woman Springs Rd.  
Yucca Valley, CA 92284

ENTRY 9 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 526 2

U. S. Postal Service  
Postmaster  
Environmental Review  
57280 Yucca Trail  
Yucca Valley, CA 92284

ENTRY 10 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 527 1

Verizon  
Larry Moore, Env. Review  
295 N. Sunrise Way  
Palm Springs, CA 92262-5295

ENTRY 11 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 528 0

S.B. County Fire, Fire Prevention  
Doug Crawford, Pl. & Eng. Div.  
Environmental Review  
620 South E Street  
San Bernardino, CA 92415

ENTRY 12 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 529 9

Yucca Valley Fire District  
Paul Summers, Div. Chief  
Environmental Review  
57485 Aviation Drive. #A  
Yucca Valley, CA 92284

ENTRY 13 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 530 6

SB County Environmental Health  
Environmental Review  
385 N. Arrowhead Ave.,  
San Bernardino, CA 92415-

ENTRY 14 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 531 5

Waste Management  
Environmental Review  
4878 Newton Road  
Yucca Valley, CA 92284

ENTRY 15 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 532 4

Morongo Basin Transit Auth.  
Michael Tree, Gen. Mgr.  
Environmental Review  
62405 Verbena Road  
Joshua Tree, CA 92252

ENTRY 16 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 533 3

S.B. Cty. Land Use Services  
Michael Hays, Dir., Planning  
Environmental Review  
385 N. Arrowhead - 1<sup>st</sup> Floor  
San Bernardino, CA 92415

ENTRY 17 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 534 2

Cty. Board of Supervisors  
Bruce Davis, Field Rep.  
3<sup>rd</sup> District - Env. Review  
57407 29 Palms Hwy.  
Yucca Valley, CA 92284

ENTRY 18 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 535 1

City of Twentynine Palms  
Community Dev. Director  
Environmental Review  
6136 Adobe Road  
Twentynine Palms, CA 92277

ENTRY 19 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 536 0

San Bernardino Associated  
Governments  
Environmental Review  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415

ENTRY 20 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 537 9

Joshua Tree National Park  
Curt Sauer, Superintendent  
Environmental Review  
74485 National Park Dr.

ENTRY 21 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 538 8

Twentynine Palms, CA 92277  
Copper Mountain Community  
College  
Environmental Review  
6162 Rotary Way  
Joshua Tree, CA 92252

ENTRY 22 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 539 7

Rick Demel, Manager  
Yucca Valley Airport Dist.  
41-800 Washington St.-B105  
Box 440

ENTRY 23 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 540 4

Bermuda Dunes, CA 92201  
California Highway Patrol  
Ron Jones  
Environmental Review  
63683 29 Palms Highway  
Joshua Tree, CA 92252

ENTRY 24 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 541 3

Marine Corp. Air Combat  
Center Twentynine Palms  
Chief of Staff, Env. Rev.  
Building # 1554

ENTRY 25 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 542 2

Twentynine Palms, CA 92277.  
Mr. Britt Wilson, Proj. Mgr.  
Cultural Resources Coordinator  
Morongo Band of Mission Indians  
245 N. Murray St., Ste. C  
Banning, CA 92220

ENTRY 26 GROUP TRACKING NUMBER  
1Z 84E 022 03 1009 543 1

Ms. Liz Ramos  
San Bernardino County Clerk  
385 N. Arrowhead Ave., 2<sup>nd</sup> Fl.  
San Bernardino, CA 92415  
FED. EX#8526 0082 5251

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION,  
CONDITIONAL USE PERMIT 02-05**

**TO:** Responsible and Trustee Agencies/Interested Organizations and Individuals  
**FROM:** Town of Yucca Valley  
**RE:** Conditional Use Permit 02-05

The Town of Yucca Valley (Town), in its capacity as the Lead Agency for this project under CEQA, evaluated the potential environmental impacts of the project under CEQA. The Town has determined through the preparation of an Initial Study that although the project has the potential to result in significant environmental effects, these impacts will not be significant in this case because the mitigation measures described in the detailed Initial Study have been added to the project. The Initial Study meets the requirements of the State of California CEQA, the State CEQA Guidelines, and the Town of Yucca Valley Guidelines for the Implementation of CEQA. A Mitigated Negative Declaration will be prepared.

This notice constitutes a Notice of Intent (NOI) to adopt the aforementioned Mitigated Negative Declaration.

**Project Location/ Description:**

Project Location: Southwest corner of Old Woman Springs Road (Route 247) and Paseo Los Ninos. APN: 597-091-07 & 29.

Project Description: This project involves the construction of the Hi-Desert RV and Mini Storage facility. This includes 390 RV and Mini-Storage units and a small office/residence. The project area is 4.4 acres in size, with frontage on the west side of State Route (SR) 247. Access is not proposed on SR 247, but rather will be taken from Sun Oro Road. Two existing parcels will be merged, and there will be 9 buildings constructed, including 64,211 square feet of single story storage units.

**Other permits:** Not applicable

**Toxic Sites:** No listed toxic sites are present on the project site.

**Public Hearing:** The Planning Commission public hearing for this item has been tentatively set for August 2, 2005, beginning at 7:00 p.m. at the Yucca Valley Community Center, 57090 29 Palms Highway, Yucca Valley, CA 92284.

**Public Review:** The Initial Study and related documents are available for public review daily. Members of the public may view these documents at the Planning Department, 58928 Business Center Drive, Yucca Valley, CA 92284, and submit written comments at or prior to the Planning Commission hearing.

If any group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at, or prior to the Planning Commission hearing.

An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Nicole Sauviat Criste, Consulting Planner, at 760-320-9040.

**Comment Period:** Based on the time limits defined by CEQA, your response should be sent at the earliest possible date. The public comment period on this project is from **July 13 to August 1, 2005**. All comments and any questions should be directed to:

Ms. Carol Miller  
Town of Yucca Valley  
58928 Business Center Drive  
Yucca Valley, CA 92284  
(760) 369-1265, extension 304

Note to Press: Publish on Friday July 15, 2005

Dated: July 12, 2005

## Environmental Checklist Form

1. **Project title:** Conditional Use Permit 02-05; EA-04-05
2. **Lead agency name and address:** Town of Yucca Valley  
58928 Business Center Drive  
Yucca Valley, CA 92284
3. **Contact person and phone number:** Nicole Sauviat Criste, Consulting Planner  
760-320-9040
4. **Project location:** Southwest corner of Old Woman Springs Road (Route 247) and Paseo Los Ninos. APN: 597-091-07 & 29
5. **Project sponsor's name and address:** Byron Gusa  
1525 Keeler Avenue  
Yucca Valley, CA 92284

6. **General plan designation:** Industrial      7. **Zoning:** Industrial

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

This project involves the construction of the Hi-Desert RV and Mini Storage facility. This includes 390 RV and Mini-Storage units and a small office/residence. The project area is 4.4 acres in size, with frontage on the west side of State Route (SR) 247. Access is not proposed on SR 247, but rather will be taken from Sun Oro Road. Two existing parcels will be merged, and there will be 9 buildings constructed, including 64,211 square feet of single story storage units.

9. **Surrounding land uses and setting:** Briefly describe the project's surroundings:

North: A mix of vacant and Industrial sites, with mixed industrial and residential further to the north.

South: The parcel immediately south of the site is vacant. Just south of that is a Church.

West: Industrial and Storage Yard

East: Industrial, Existing Commercial

10. **Other public agencies:** Please describe those agencies whose approvals are or maybe required (e.g., permits, financing approval, or participation agreement.)

A. Hi-Desert Water District

B. Caltrans

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

*Nicole...*  
Signature

7/12/05  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista? (Site inspection)			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Aerial photograph)				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Application materials, site inspection, Conceptual Landscape Plan by Warner Engineering, December, 2004, Conditional Use Permit Site Plan by Warner Engineering, December 2004, Design of Manager's Residence by Design Concepts, October 2004.)				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Application materials)			X	

I. a)-d)

The project site is located in an elevated area of Town, adjacent to State Route (SR) 247. The area is industrial, and is largely surrounded by parcels having Industrial General Plan Land Use designations. The construction of an office/residence, and storage facility will not affect any scenic vistas. The caretaker's residence will have "S" shaped roof tiles, and the exterior and trim (as well as the roof tiles) will all be in earth tones. The main panels and trim of the storage buildings will all be in earth tones such as desert beige and weathered copper. The maximum height of the buildings will be 22 feet, but the majority of the project will be only one story, thus limiting visual obstructions. There are no significant scenic resources on the site, and development of the 4.4 acre parcel will not negatively impact the visual character of the area.

A wall will be built around the entire facility, and plantings of native vegetation and shrubs will be placed all around the outside of the wall. The conceptual landscape plan shows that the property will be surrounded by native vegetation such as coyote bush, ocotillo, red yucca, Mexican evening primrose, jojoba, mulberry, and Arizona Sycamore, thus, softening the appearance of the storage facility use. Thus the site will have an attractive appearance. The inclusion of a solid wall surrounding the site will preclude views from SR 247 into the site, which will consist of paved surfaces and metal buildings. The perimeter landscaping will also provide aesthetically pleasing vistas from this locally designated scenic roadway.

The storage facility will generate only minimal additional lighting. The property is adjacent to a SR 247, which is already a light generator at this time. Impacts associated with light and glare are expected to be less than significant. Lighting for the facility should be directed downward to protect the dark night sky, as well as to minimize light and glare to highway drivers and to residences beyond the immediate area, as required in the Development Code.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (General Plan Land Use Element, site inspection)				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Zoning Map)				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (General Plan Land Use Map, site inspection)				X

II. a)-c) The project site is not currently in agriculture, and it is neither prime nor unique farmland. The site is located in the middle of a developing industrial zone, and is adjacent to a highway. There are no agricultural lands located adjacent to, or in the vicinity of, the project site. The project will not cause any impacts to agricultural resources.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (Project description, MDAQMD CEQA and Federal Conformity Guidelines, SCAQMD CEQA Air Quality Handbook)				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Project description, MDAQMD CEQA and Federal Conformity Guidelines, SCAQMD CEQA Air Quality Handbook)		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Project description, MDAQMD CEQA and Federal Conformity Guidelines, SCAQMD CEQA Air Quality Handbook)			X	
d) Expose sensitive receptors to substantial pollutant concentrations? (Project Description, Site Inspection)				X
e) Create objectionable odors affecting a substantial number of people? (Project Description, Site Inspection)				X

III. a), b) & c) The primary source of air pollution in Town is the automobile. The mini storage facility has the potential to generate 150 vehicle trips per day<sup>1</sup>. Based on the number of daily trips, and an average trip length of 15 miles, the following vehicular emissions can be expected from the proposed project.

1 Letter report, prepared by Weston Pringle and Associates, April 15, 2005.

**Moving Exhaust Emission Projections at Project Buildout  
(pounds per day)**

Total No. Vehicle Trips/Day	Ave. Trip Length (miles)			Total miles/day		
150	x	15	=	2,250		
Pollutant	ROG	CO	NO <sub>x</sub>	PM <sub>10</sub> Exhaust	PM <sub>10</sub> Tire Wear	SO <sub>x</sub>
<b>Pounds at 50 mph</b>	0.45	11.62	2.38	-	0.05	0.05
<b>AQMD Threshold (lbs./day)</b>	137	548	137		82	

Based on California Air Resources Board's Highest EMFAC 2002 (version 2.2) Emissions Model. Model assumes Year 2005 wintertime running conditions for delivery trucks over 8,500 pounds. The PM10 emission factor takes into account both tire and brake wear. All emissions factors account for the emissions from start, running, and idling exhaust.

The Table above shows that the proposed project will not exceed any threshold of significance for criteria pollutants. Impacts associated with moving emissions, therefore, are expected to be less than significant.

Preparation of the site will generate dust, particularly during the site grading process. In addition, the project site can be subject to significant winds. The Town Engineer requires that PM10 Management Plans and erosion control plans be prepared for construction projects, and these plans help reduce the potential for dust generation on-site. In order to assure that dust generation on the site is maintained at less than significant levels, the following mitigation measures shall be integrated into the PM10 Management Plan.

1. Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
2. Watering of roadways or other soil stabilization methods shall be employed on an on-going basis after the initiation of any grading activity on the site.
3. Any area that remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.
4. All grading activities shall be suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

Implementation of these mitigation measures will ensure that impacts associated with dust generation are mitigated to a level which is less than significant. Overall, with the implementation of mitigation measures, the proposed project will have less than significant impacts upon air quality.

III. d) & e) The project site is in an area that is not densely populated, and there are no major sensitive receptors in the vicinity. The project is not expected to generate any objectionable odors.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ("General Biological Survey & Focused Survey..."Circle Mountain, April 2004)			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? ("General Biological Survey & Focused Survey..."Circle Mountain, April 2004)				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ("General Biological Survey & Focused Survey..."Circle Mountain, April 2004)				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ("General Biological Survey & Focused Survey..."Circle Mountain, April 2004)			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (General Plan p. IV-1 ff.)				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ("General Biological Survey & Focused Survey..."Circle Mountain, April 2004)				X

IV. a)-f)

A biological resource survey was conducted for the property, and included a formal on-site investigation<sup>2</sup>. The site was surveyed along 22 transects spaced at 30 foot intervals. The property is within the range of the desert tortoise, which is a threatened species. No evidence of desert tortoise was detected, however, and the species is considered to be absent from the site. Given the presence of the highway and the nearby industrial activities it is considered unlikely that the species could immigrate onto the proposed mini storage site, and none of the adjacent properties are considered to be suitable habitat for the desert tortoise.

Other rare, threatened, or Special-Status species in the Yucca Valley area include the Little San Bernardino Mountains gilia, the burrowing owl, LeConte's thrasher, and the loggerhead shrike. None of these species was present on the subject property during the biological survey.

The plant community inhabiting the property includes Joshua trees, blackbush, paperback bush, interior goldenbush, silver cholla, staghorn cholla, and other shrubs. Honey mesquite and yucca are present on the property as well. Joshua trees and other native species are required by the Town's Municipal Code to be preserved to the greatest extent possible. The project proponent will need to obtain a permit for removal or relocation of Joshua trees, yuccas, mature creosotes, and other native species, in conformance with the provisions of the Development Code, thus reducing potential impacts to these species.

Many birds common to the Mojave Desert were found on the site including the cactus wren, black-throated sparrow, mourning dove, red-tailed hawk, and western kingbird. Several bird species associated with human habitation were seen on the site including the common raven and European starling.

The proposed development site is located slightly above the surrounding area, and there are no rivers, wetlands, marshes, vernal pools, or other water bodies. There are no migratory fish species which habitat the property. Mammals observed on site include the black-tailed hare, Audubon cottontail, coyote, and California ground squirrel.

The property does not appear to be a significant wildlife corridor, and SR 247 already limits wildlife passage in this developing industrial area.

No significant impacts to biological resources will result from the proposed project.

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<sup>2</sup> "Yucca Valley 5-acre Parcel (APN 597-091-07) Focused Survey for Desert Tortoise and General Biological Survey," prepared by Circle Mountain Biological Consultants, April 2004.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? (General Plan Archaeological Sensitivity Map)				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? (General Plan Archaeological Sensitivity Map)				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (General Plan EIR)				X
d) Disturb any human remains, including those interred outside of formal cemeteries? (Site Inspection)				X

V. a)-d) The project site is not located in a high sensitivity area for historical, archaeological, or paleontological resources. No known burials occur on the site. The project contractor is required by law to contact authorities, should grading activities uncover a currently unknown burial. This state requirement will assure that potential impacts associated with cultural resources, should they occur on the site, are reduced to less than significant levels.



	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ("Fault Hazard Review," Sladden Engineering, March 2005)		X		
ii) Strong seismic ground shaking? ("Fault Hazard Review," Sladden Engineering, March 2005)			X	
iii) Seismic-related ground failure, including liquefaction? ("Fault Hazard Review," Sladden Engineering, March 2005)				X
iv) Landslides? (General Plan Exhibit V-2)				X
b) Result in substantial soil erosion or the loss of topsoil? (General Plan p. V-9 ff., Geotechnical Investigation Proposed Self Storage Facility prepared by Sladden Engineering, April 2004)			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property (General Plan Exhibit V-2, Geotechnical Investigation Proposed Self Storage Facility prepared by Sladden Engineering, April 2004 )				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (General Plan Exhibit V-2)			X	

VI. a)-e) The proposed project is located in an Alquist-Priolo Earthquake Fault Zone. As a result, a fault hazard study was completed for the project<sup>3</sup>. The purpose of the study was to determine whether fault rupture from the 1992 Landers earthquake would impact the proposed self-storage facility development.

3 "Fault Hazard Review, Proposed Self Storage Facility, SWC Old Woman Springs Road and Paseo Los Ninos, Yucca Valley, California, prepared by Sladden Engineering, Palm Desert, CA, March 2005.

The site is located on the southern flank of the Mojave geologic province of southern California, and shows a wide variety of rock types. The site is bordered by the San Andreas fault to the south and the Garlock fault to the north. Ground rupture during the Landers quake was limited to the northwest corner of the property. In addition to the Landers quake, the site has been affected by the 1992 Big Bear quake, and the 1999 Hector Mine quake.

Despite previous quake activity, the proposed mini-storage facility is feasible in this location, provided that foundation design and site grading are properly completed. The office/ residence use near the southeast corner of the property, will be well over 50 feet outside the mapped trace of the previous rupture, and this should mitigate potential impacts to less than significant levels.

In order to assure that impacts associated with geologic hazards on the project site are reduced to less than significant levels, the following mitigation measure shall be implemented:

1. Construction and placement of the office/residence shall take into consideration the previous fault rupture that affected the site, and the residence shall be constructed at least fifty feet from the mapped trace of the previous rupture, as depicted in the Fault Hazard Study prepared by Sladden Engineering in March 2005.

Groundwater levels in the area are in excess of 100 feet below ground level. This depth to groundwater eliminates the potential for liquefaction hazards. Soil materials at the site are not expansive and are generally firm. Other geologic hazards such as landslides, seiching, and subsidence are considered insignificant<sup>4</sup>.

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4 "Geotechnical Investigation Proposed Self Storage Facility," prepared by Sladden Engineering, April 2004.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Application materials)				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Application materials)				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Application materials)				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (San Bernardino County Hazardous Materials Listing)				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map)				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map)				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (General Plan p. V-32 ff.)				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (General Plan land use map)				X

VII. a)-h) Construction of the mini-storage facility and ancillary uses is not expected to result in the frequent transport, storage, or use of hazardous materials.

Mini-storage facilities are prohibited from other than small-source storage of chemical materials in the Conditional Use Permit process, thereby assuring that the project site will not be permitted to store hazardous materials.

The site is not in an area subject to wildland fires, and this hazard will diminish further as the industrial uses in the area expand.

Emergency evacuation from the site will occur on SR 247. The proposed project will have no impact on the efficacy of emergency response plans associated with SR 247.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements? (General Plan p. V-14 ff.)				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (General Plan EIR p. III-52 ff.)				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (General Plan EIR p. III-48 ff., Drainage Analysis for Hi-Desert RV & Mini Storage by Warner Engineering, May 2005 )			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (General Plan EIR p. III-48 ff.)				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (General Plan EIR p. III-48 ff.)			X	
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Application materials)				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Application materials)				X

VIII. a) -g) Water demands of the mini-storage facility are expected to be modest. Water usage will be limited to the office and residence located on the south end of the site. Hi-Desert Water District has agreed to provide water to the project once constructed, and the District will be able to serve the proposed project within the limits of its annual permit.

The proposed mini storage site slopes downward to the east very slightly. The site is in Flood Zone X, meaning that it is located outside the 500 year flood zone. The hydrology study prepared for the project indicated that the incremental increase in storm flows generated by implementation of the proposed project will result in an increase of 2.7 cubic feet per second during the 100 year storm<sup>5</sup>. This increase can be accommodated in the planned retention basin. No structures built on this site will be susceptible to flooding.

The Town requires that all new development projects retain the 100-year storm on-site. The project proponent has, therefore, included a retention basin at the southeastern corner of the property to meet this requirement. Compliance with Town development standards will ensure that the impacts associated with flooding will be less than significant.

The site has no rivers, streams, or washes which will be altered in any way. The wall that will be constructed around the property for aesthetic and security purposes, will also help ensure that no additional runoff flows onto Route 247 or other nearby properties.

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5 "Drainage Analysis for Conditional Use Permit 02-05," prepared by Warner Engineering, May 2005.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? (Site Inspection)				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (General Plan Land Use Element)				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (General Plan EIR, p.III-66 ff.)				X

IX. a)-c) The primary use of the property is proposed to be a mini-storage facility, and this an allowed use in the Town's Industrial zone, with approval of a conditional use permit. This proposed use is compatible with the surrounding industrial uses. As an ancillary use, a small office/residence will be constructed near the southeastern corner of the property to oversee the facility.

The project will make use of existing infrastructure through its proximity to SR 247. No significant impacts associated with land use are expected to result from implementation of the proposed project.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (General Plan p. IV-29)				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (General Plan p. IV-29)				X

X. a) & b) In general, the Town of Yucca Valley has few important mineral resources. The proposed mini-storage facility site has no locally-important mineral resource whose recovery would be compromised by the development of this site.



	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (General Plan p. V-26)			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (General Plan p. V-26, project description)				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (General Plan p. V-26)				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (General Plan p. V-26)			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (General Plan land use map)				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (General Plan land use map)				X

XI. a)-f)

The mini-storage facility is only expected to generate about 150 trip ends per day. There are a few residences in the vicinity whose occupants might be occasionally impacted by traffic or incidental noise from the storage facility. These residential uses, however, are not adjacent to the facility, and noise levels will be mitigated by distance. Vehicular traffic on SR 247 is the dominant noise source near the proposed mini-storage site. The wall surrounding the mini-storage should mitigate noise from the facility.

The site is expected to experience higher noise levels during the grading and construction process. However, the Town limits construction to the daytime, when noise is less noticeable.

The proposed development site is not located close to an airport or any land designated for airport related uses. Overall, the noise related impacts of the proposed project are less than significant.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (General Plan, p. III-1 ff., application materials)				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (General Plan, p. III-1 ff., application materials)				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (General Plan, p. III-1 ff., application materials)				X

XII. a)-c) The construction of the mini-storage facility and ancillary uses will not induce substantial population or housing growth directly or indirectly. The project site is currently vacant, and construction of the facility will not displace existing housing or people.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
Fire protection? (General Plan p. VI-6 ff.)			X	
Police protection? (General Plan p. VI-6 ff.)				X
Schools? (General Plan p. VI-6 ff.)				X
Parks? (General Plan p. VI-6 ff.)				X
Other public facilities? (General Plan p. VI-6 ff.)				X

XIII. a) The proposed project will be served by the San Bernardino County Sheriff and Fire Department, which are under contract with the Town. The mini-storage facility will have a negligible impact on the provision of Town services such as police, schools, and parks.

The Fire Department will monitor the mini-storage facility periodically to ensure that no toxic materials, volatile gasses, hazardous wastes, flammable materials (such as oils), or other fire hazards are being stored on the property.

The proposed project will be required to pay the school mitigation fees in effect at the time of building construction. Development of the site will have no impact on recreational facilities in Town.

Overall, impacts to public services from the proposed development are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Application materials)				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Application materials)				X

XIV. a) & b) The project will be not create any additional demands upon neighborhood or regional parks, and it does not include or require the construction of recreation facilities which would have an adverse effect upon the environment.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (General Plan EIR, p. III-7, Hi Desert RV & Mini Storage Traffic Report by Weston Pringle & Associates, April 2005)			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (General Plan EIR, p. III-7)				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No air traffic involved in project)				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Conditional Use Permit Site Plan prepared for Kirby Gusa, by Warner Engineering, December 13, 2004)				X
e) Result in inadequate emergency access? (Conditional Use Permit Site Plan Truck Turning Exhibit prepared for Kirby Gusa, by Warner Engineering, December 13, 2004)				X
f) Result in inadequate parking capacity? (Conditional Use Permit Site Plan prepared for Kirby Gusa, by Warner Engineering, December 13, 2004)				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Project description)				X

XV. a)-g) The General Plan EIR indicates that there is sufficient right of way along SR 247 to have three traffic lanes in each direction. Average Daily Traffic Volume along SR 247 as reported by Caltrans for 2003, was 10,600 vehicles -- well below what the highway can accommodate.

The proposed project makes use of existing infrastructure through its proximity to Route 247, thus minimizing distances traveled by customers to get to and from the facility, and minimizing the traffic impact on secondary roads. Primary access to the facility will be from Sun Oro Road. Emergency access and egress are available on the north side of the property from Paseo Los Ninos.

The project will result in an estimated 150 trip ends per day. Of these, 26 trips are estimated to be truck trips. There would be two truck trip ends during the morning and afternoon peak hours. These vehicles are expected to be two-axle, dual wheel vehicles rather than the larger 18-wheelers or other heavy vehicles. Transportation related impacts of this project are expected to be less than significant.

SR 247, Sun Oro Road, and Paseo Los Ninos will all be improved as a result of this project. The redesign specifications of both intersections and of the road improvements will be determined by Caltrans, and are expected to lead to improvements in both site distance and turning ability<sup>6</sup>. Review of the conditions at the intersection of Sun Oro Road and SR 247 shows that the sight distances are adequate to accommodate design traffic, including truck traffic generated by the facility. Caltrans is planning to signalize the nearby intersection of SR 247 and Buena Vista Drive, and this should assist drivers to turn left (north) onto SR 247 from Sun Oro Road, as they are exiting the mini-storage facility.

The proposed Site Plan does not include designs that would negatively impact traffic safety or visibility. The proposed project will be required to conform to Development Code Parking standards. The project is not located within the influence area of the airport.

Overall impacts associated with traffic and circulation are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (General Plan EIR p. III-105 ff.)				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan EIR p. III-105 ff.)				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan EIR p. III-105 ff.)				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (General Plan EIR p. III-105 ff.)				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (General Plan EIR p. III-105 ff.)				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (General Plan EIR p. III-105 ff.)				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? (General Plan EIR p. III-105 ff.)				X

XVI. a)-g) Providers of water, electricity, and other services already have utilities available in the immediate vicinity of the mini-storage site, to serve the nearby businesses and industrial operations. These utilities will collect connection and usage fees from the property owner to balance the cost of providing services.

The proposed project will have a less than significant impact on water or wastewater services. The demand for water from this project is expected to be minor. The applicant

should ensure that the septic tank for the facility is located a sufficient distance from the residence, and the retention basin. The Town's building department will review the site plan prior to issuance of building permits to assure that separation standards are maintained.

Overall, the construction of the proposed project will have less than significant impacts on utilities.



	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

- XVII. a) Threatened species including the desert tortoise have been surveyed, and none have been found. This project will have less than significant impacts upon biological resources.
- XVII. b) The proposed project supports the long term goals of the General Plan by providing an industrial use in an industrial zone, immediately adjacent to the transportation infrastructure upon which it depends.
- XVII. c) The construction of the mini-storage facility is consistent with the General Plan, and will not have considerable cumulative impacts:
- XVII. d) The proposed project has only limited potential to adversely affect human beings, from air quality and geology impacts. Mitigation measures contained in this Initial Study assure that these impacts will be reduced to less than significant levels.

**XVIII. EARLIER ANALYSES.**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) **Earlier analyses used.** Identify earlier analyses and state where they are available for review.

Environmental Impact Report for the Yucca Valley Comprehensive General Plan, 1995.

b) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Not applicable.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Not applicable.



Date:	<u>07/06/07</u>
By:	<u>DOLSEN</u>
Fee:	<u>4485.</u>
Case No:	<u>CUP. 05-07</u>
EA No:	_____

## CONDITIONAL USE PERMIT

(Please Print Legibly)

Applicant Magnum Storage Co., LLC Phone 714-850-0085 -x-26  
Address 8132 Malloy Dr. City Huntington Beach State CA Zip 92646  
E-mail Address AVACCARO@NRES.NET Fax \_\_\_\_\_  
Project Name (if any): Same as above

Contact Person/Representative Anthony J. Vaccaro Phone 714-850-0085 x-26  
Address 1122 Bristol St Ste 110 City Costa Mesa State CA Zip 92626  
E-mail Address avaccaro@nres.net Fax \_\_\_\_\_

Property Owner Anthony J. Vaccaro & Kurt Magenheim Phone 714-850-0085 x-26  
Address Same as above City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-Mail Address \_\_\_\_\_ Fax \_\_\_\_\_

Assessor Parcel Number(s) 597-091-07 & 29 Existing Land Use Vacant  
Property Dimensions 564' +/- X 304' +/- General Plan Designation "IC"  
Structure Square Footage 100,487 Existing Zoning "IC"

Location: (Example: Address & Street or SW corner of Blk & Onaga or 300 ft N of Paxton on W side of Airway)  
North of Sun Oro Road, between Old Woman Springs Road (S.R. 247) and Canyon Road.

Proposed Project Description: Precisely describe the proposed project for which approval is being sought and the application is being submitted. Use additional sheets and attach to application if necessary.

Single story mini storage facility with 32 covered RV and boat storage stalls and a 1,000 square foot office.

Owner's Signature Anthony J. Vaccaro Date 6-21-07

NOTE: THE INFORMATION I HAVE PROVIDED IS TRUE AND OPEN AS PUBLIC INFORMATION. THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL, OR CONSTITUTE A BUILDING PERMIT APPLICATION. ADDITIONAL FEES MAY BE REQUIRED DEPENDING ON ANY ADDITIONAL ADMINISTRATIVE COSTS.

Applicant's Signature Anthony J. Vaccaro Date 6-21-07

Town of Yucca Valley  
Community Development/Public Works Department  
58928 Business Center Dr., Yucca Valley, CA 92284  
760 369-6575 Fax 760 228-0084

7245 Joshua Lane  
Yucca Valley, California 92284-2922  
Phone (760) 365-7638  
Fax (760) 365-2146

73-185 Highway 111, Suite A  
Palm Desert, California 92260-3907  
Phone (760) 341-3101  
Fax (760) 341-5999



June 22, 2007

P.N. 0703-008

**Town of Yucca Valley**  
Community Development Department  
58928 Business Center Dr.  
Yucca Valley, Calif. 92284

Re: Letter of Justification and Findings for Conditional Use Permit  
San Bernardino County APN 597-091-07 & 29  
Applicant: Magnum Storage Co., LLC  
Owners: Anthony J. Vaccaro & Kurt Magenheim

On behalf of Magnum Storage Co., LLC applicant, we are pleased to provide the following information per the application guidelines:

**PROPOSED USE:**

Develop and construct a 100,487+/- square feet of mini storage space; a 1,000 square foot office building; 32 RV and boat storage stalls; drainage improvements; parking, and landscaping.

**FINDINGS**

The responses that follow present how the "findings" can be made to support this proposal.

**Finding No. 1:**

***The site is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls, fences, parking areas, loading areas, landscaping and other features are in compliance with zoning and development code requirements.***

**Response to Finding No. 1:**

***The site is in an "I" Industrial zone and contains 5.68 AC+/- . It is an irregular rectangle in shape with an average width of 295' ± and depth of 564' ± . The site gently slopes from the west to the east at approximately 3%. The proposed buildings are in compliance with zoning requirements for front, side, and rear setbacks.***

***The applicant proposes a "decorative" block wall and landscaping around the entire site perimeter, 10 (auto) parking spaces, and storm water retention facilities. The allowable lot coverage is 70% per the Town of Yucca Valley Development Code; based on the architectural site plan, this project proposes approximately 58% lot (building) coverage.***

**Finding No. 2:**

*The site has adequate access.*

**Response of Finding No. 2:**

*Paved access to the site exists by means of Old Woman Springs Road to Sun Oro Road and Sun Mesa Drive (Paseo Los Ninos Road), which both provide access to the project driveways.*

**Finding No. 3:**

*The proposed use will not have a substantial adverse effect on abutting property.*

**Response to Finding No. 3:**

*All adjacent properties are located on the opposite side of existing roadways. The property to the north is vacant; a commercial building occupies the lands to the east. The property to the south is improved with a metal building that is currently vacant. (It was most recently occupied by "The Door Christian Fellowship Church"). The property to the west is improved with a single family residence and storage yard. Due to the distance from, and current usage of the surrounding properties, no adverse impacts are expected.*

**Finding No. 4:**

*The proposed use is consistent with the goals objectives and standards of the General Plan and Zoning/Development Code.*

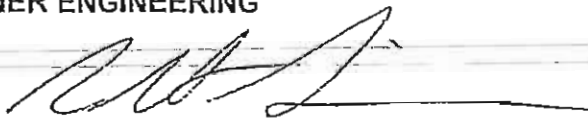
**Response to Finding No. 4:**

*The proposed development is consistent with the permitted uses under the "I" zone in the General Plan and Development Code.*

If you have any questions or comments regarding the foregoing or need additional information, please contact me.

Yours very truly,

**WARNER ENGINEERING**



By: Robert Simmons  
Senior Planner

RS/jk



Valli  
Architectural  
Group

July 2, 2007

Ms. Nicole Sauviat Criste  
Yucca Valley Planning Dept.  
58928 Business Center Dr.  
Yucca Valley, CA 92284

Re: **Magnum Self Storage**  
**Yucca Valley, California**  
**Pre-Application 02-07**

Dear Ms. Criste:

Enclosed for your review and approval is our revised design drawings for the Magnum Self Storage project, incorporating the comments put forth in your correspondence of May 17, 2007:

1. The conditional use permit will be amended as required.
2. The unit count has changed to 507.
3. The access drive has been relocated to the west. It is now 183' west of the curb return at Old Woman Springs Road.
4. Ten parking spaces are shown, distributed around the site.
5. A resident manager's unit is not required for the operation of "new generation" self storage projects. The project ownership chooses to not have a resident manager.
6. The enclosed landscape plan shows landscaping up to the edge of sidewalk or edge of curb, depending on where sidewalks are or are not proposed.
7. Architectural elevations along the street frontages are enhanced with vertical and horizontal wall offsets, as well as integrated landscape element. See sheets 3 and 4.
8. Yes, the RV spaces will be fully enclosed.
9. The angle of RV parking has been reversed to allow better access to the spaces.
10. Understood.
11. The largest vehicles that will be on site will be fire trucks. The 48'-7"/28'-7" turning radii are shown on the site plan. These turns are easily clear of the buildings. Standard self storage drive aisles are 30 feet wide all around. This project has much wider intersecting driveways. The 35' wide driveway for angled RV parking is also an industry standard. From our extensive experience in the design of similar facilities (over 400 completed), this site plan is very functional in terms of operational requirements.
12. Understood.
13. Understood.
14. Understood.
15. Understood.
16. The buildings will be fire sprinklered.
17. See attached response list from Warner Engineering.

Ms. Nicole Sauviat Criste  
Yucca Valley, CA  
July 2, 2007  
Page 2

Responses to the Fire Department and Engineering Department comments will be completed by Warner Engineering, and will be an attachment to this correspondence.

We look forward to your comments upon reviewing this package, and welcome any questions you may have.

Sincerely,

**Valli Architectural Group**

A handwritten signature in black ink, appearing to read "Ariel Valli", enclosed within a large, loopy oval flourish.

Ariel L. Valli  
President

cc: Tony Vaccaro - Magnum Self Storage  
Rob Simmons - Warner Engineering

Mr. Goodpaster opened public comments.

MBTA Manager Joe Meer stated they learned recently of the significant expense and potential delays from their engineers and SoCal Edison. The preliminary estimates are \$150,000 to \$175,000. Edison informed them that it will take several months just to design the plan for undergrounding. Coordination with Verizon and Time Warner will create further delays. MBTA is under significant pressure from Caltrans, one of their funding agencies, to break ground before October 2008 or lose the funding. That would seriously jeopardize the project.

Mr. Huntington commented he remembers the project as having very few utility lines. Mr. Lombardo requested clarification of the properties served by existing power lines. Mr. Meer stated the power lines serve the apartments to the north and other properties to the east and west of the project. A line extends to the electrical panel at the apartments and both the line and the panel would have to be replaced, causing power outages for the apartments. The power lines are located near the north boundary of the project, will not cross pedestrian or bus traffic areas and the request to underground is primarily an aesthetic issue, not for safety.

Mr. Goodpaster closed public comments.

Mr. Huntington asked how the undergrounding will be funded if not by the applicant. Mr. Best commented RDA funds could be used if available and funds allocated for undergrounding along major corridors could be redirected. Mr. Goodpaster stated the undergrounding would be cost prohibitive to MBTA and he would not want to see them lose the funding.

Mr. Huntington agreed and moved that the Planning Commission approve and recommend approval to the Town Council that Condition of Approval #21 for Conditional Use Permit 09-06 be deleted, and that the MBTA be considered an exemption under Section 1150(k) of Ordinance 169. The motion was seconded by Mr. Lombardo and passed unanimously by voice vote of the Commissioners present.

## 2. **CONDITIONAL USE PERMIT CUP 05-07 - MAGNUM STORAGE**

A request to develop a mini storage facility consisting of 509 storage spaces in two phases, as well as an office on a 4.4 acre parcel located north of Sun Oro Road and Old Woman Springs Road and identified as APN's 591-091-07 & 29.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Director of Community Development Tom Best presented the project discussion to the meeting. The project will be phased and 55 RV storage spaces will be removed when Phase 5 is constructed. The project was previously approved as CUP 02-05 and was reviewed as such under CEQA including the preparation of an initial study. Mitigation measures relating to hydrology and geology were proposed to reduce impacts to less than significant levels. This project is substantially consistent with the previously approved project and staff believes the mitigation measures in place are adequate and no further review is required. Significant architectural detail is proposed for the exterior of the buildings and the roll up doors will be screened from all sides. Staff recommends approval.

Mr. Goodpaster opened public comments.



Bill Warner of Nolte Associates of Yucca Valley stated the developer and the applicant have reviewed the previous project and determined the project needed to be phased. The proposed off-street improvement plans and grading plan were prepared to meet the mitigation measures of the previous project. The developer/applicant agrees with the proposed COA and findings. The access points and circulation elements are the same as originally approved; only the internal configuration has been changed.

Mr. Goodpaster reported a letter in support of the project was received from Philip & Carlene Malin, copies of which are preserved in the project and meeting files. An e-mail was received, also preserved in the project and meeting files, from Bill Souder requesting that the project have the same limited operating hours as originally approved and that cutoff street lighting be used.

Mr. Goodpaster closed public comments.

Mr. Huntington commented there are approximately 70 Joshua Trees on the property and requested that they be relocated into the landscaping or adopted out. Associate Planner Robert Kirschmann commented they will have to submit a Landscape Plan and replant as many as possible.

Mr. Lombardo asked how the lighting plan is being designed. Mr. Best replied a photometric plan will be required as part of the construction plan review. The fixtures must be compliant with the Lighting Ordinance.

Mr. Goodpaster commented that the last sentence in section 3.2.1 on P.99 references 9 April 2005 and asked who will determine if the survey will be required. Mr. Best stated that is a standing regulation mandating additional studies if the time period elapses. A new study will be required.

The Commissioners agreed that the project is well designed and needed in the area. Mr. Lombardo moved that the Planning Commission approve Conditional Use Permit 05-07 based on the findings contained within the staff report and the recommended Conditions of Approval. The motion was seconded by Mr. Huntington and passed unanimously by voice vote of the Commissioners present.

### **3. TRACT MAPS TM 17378 & TM 17379 – ENVIRONMENTAL ASSESSMENT EA 17-05 - YUCCA VALLEY HOMES LLC - CONTINUATION**

A request to subdivide two parcels located in the residential single family, 2 units per acre land use designation, as follows:

Tentative Tract Map 17378 – the subdivision of a 19.93 acre parcel into 32 single family lots of at least 18,000 square feet, as well as streets and storm water retention facilities located at the southeast corner of Joshua Drive and Acoma Trail and identified as APN 585-131-080

Tentative Tract Map 17379 – the subdivision of 20.06 acres into 32 single family residential lots of at least 18,000 square feet, as well as streets and storm water retention facilities located at the northeast corner of Golden Bee and Acoma Trail and identified as APN 585-131-082.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Director of Community Development Tom Best presented the project discussion to the meeting. The Commission tabled the item at the meeting on January 15,

## PLANNING COMMISSION STAFF REPORT

**To:** Honorable Chairman & Commissioners  
**From:** Robert Kirschmann, Associate Planner  
**Date:** February 8, 2010  
**For Commission Meeting:** February 23, 2010

**Subject:** Extension of Time for Conditional Use Permit, CUP 05-07 Magnum Storage

**Prior Commission Review:** The Planning Commission reviewed and approved this project at their meeting of February 19, 2008.

**Recommendation:** That the Planning Commission approves the Extension of Time request for 4 years, expiring February 19, 2014.

**Executive Summary:** The original proposal was to construct a two phased mini-storage facility on 4.4 acres to include 55 open RV storage spaces, and 175 enclosed spaces in three buildings in phase one, and 334 enclosed storage spaces in Phase 2. The project is located north of Sun Oro Rd, between Old Woman's Springs Rd and Canyon Rd. and is identified as APN's 597-091-07 & 29. Pursuant to Development Code Section 83.010350 staff is recommending a four year extension.

### Order of Procedure:

- Request Staff Report
- Request Public Comment
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Voice Vote)

**Discussion:** The original project was approved by the Planning Commission at their meeting of February 19, 2008. At that meeting the project was approved for two years, expiring on February 19, 2010. Staff, upon reviewing Development Code Section 83.010350 Extension and Expiration of Land Use Decisions realized that the original approval should have been for three years, not two. Due to the current state of the economy the applicant has been unable to proceed with the project. The applicant has filed an extension request in a timely manner and no conditions have changed that would prohibit approval of the extension request. Therefore, staff is recommending that the extension request be approved and the new expiration date will be February 19, 2014.

**Alternatives:** None recommended

**Fiscal impact:** N/A

**Attachments:**

1. Applicant's request
2. Planning Commission Staff Report and Minutes from February 19, 2008
3. Project Site Plans and Elevations
4. Development Code Section 83.010350

February 3, 2010

Ms. Diane Olsen  
Planning Technician  
TOWN OF YUCCA VALLEY  
58928 Business Center Dr  
Yucca Valley, CA 92284

RE: REQUEST FOR EXTENSION  
CUP 05-07

To Whom It May Concern,

I am requesting an extension on CUP 05-07. Currently the expiration date is February 19, 2010. May I be granted a 2 year extension?

Thank you very much for your assistance and consideration. If you should have any questions or require further information, please do not hesitate to contact me directly at (714) 975-7656 or:

3184H Airway Avenue  
Costa Mesa, CA 92626  
Mobile: (949) 500-2864  
Fax: (714) 850-0086

Please find my enclosed payment in the amount of \$2,242.50.

Yours truly,



Anthony J. Vaccaro  
Owner

TV:kr

Enclosure

Now moving on to department reports, before we do that, I'm sorry? Before we do Department Reports, there are some members of the audience that are being affected by some of the things that we are reviewing, for extensions of - - I'm sorry. You were from?

MR. STUECKLE: The individuals here this evening are from Rancho Mesa Homeowners Association. They are concerned about a future project that has not yet been scheduled for Planning Commission consideration.

LOMBARDO: Oh. Okay. I'm sorry.

MR. STUECKLE: That's not a problem. Not a problem.

#### DEPARTMENT REPORTS:

### 3. EXTENSION OF TIME FOR CONDITIONAL USE PERMIT, CUP 05-07 MAGNUM STORAGE

MR. LOMBARDO: I thought there was something on here that we wanted to move forward from. Um, okay, so let me start then here. Department Reports. Extension of time for Conditional Use Permit CUP 05-07 Magnum Storage. There is a request for a four year extension of time for the previously approved project to develop a mini storage facility consisting of 509 storage spaces in two phases, as well as an office on 4.4 acres. Parcel - Assessor's parcel number is 597-091-07 and 29. Anthony Bacarro is the Applicant. Can we have the Staff Report?

MR. KIRSCHMANN: Thank you, Commissioners. This project was originally approved February 19<sup>th</sup>, 2008, by the Planning Commission. Ah, the approval was for a 55 open RV ah storage space, there is 175 enclosed spaces in three buildings in Phase 1, 334 enclosed storage spaces in Phase 2. The project was located north of Sun Oro between Old Woman Springs Road and Canyon Road. The parcel numbers were already identified. Um, pursuant to Development Code section 83.010350, Staff is recommending a four year extension. Staff did this for three other projects back in November of '09. Um, these projects were approved with a two year life on them. The development code for conditional use permits actually gives three year approvals, um, so the reason why the four year extension is recommended is because to catch up for the one year that they should have, and the three year extension they're entitled to under the Development Code. Therefore, Staff is recommending that the Planning Commission approves the extension of time request for the four years, expiring February 19<sup>th</sup>, 2014. That concludes my Staff Report.

MR. LOMBARDO: Discussion?

MS. STURGES: Um, yes, I called Robert and spoke to him today because, um, I was trying to grapple with the four year extension, um, especially since in the letter they're only asking for a two year extension, but I understand where Staff is coming from. Um, we discussed this particular project because it really doesn't use a lot of water, but the water forum that the Joshua Tree conducted with BBK, Best Best & Krieger, brought up the fact that there's a lot of litigation on the horizon between a disconnect between the Town Planning Department in the High Desert and water districts for things like this. We uh extend it for four years and the will serve letter for water and uh water rights or water entitlements has been a disconnect in the past in other agencies in other towns and cities and I just think that, um, I'd like to see that we pay attention to that factor and see ah the letter that Robert mentioned to me is a generic letter the will served. It doesn't have any expiration date, it doesn't have any specifics as far as - - all they say is that if and when

this project comes to them, they would probably serve the water but that's also going to be tightened up ah coming down the road there's new ah laws that are going to give these letters a expiration date and they must be serving water in perpetuity, not in 20 years. So I just kind of want to use this as an example, you know, when we extend something for four years, that we make sure that everything else that's been put aside for the project is also on-board with that extension. I have no more comment.

MR. LOMBARDO: Okay. Any other comment?

MR. HUMPHREVILLE: When they give a will serve letter, ah, you have to buy a water meter in order to ah that preserves it. If you have a will serve letter, that doesn't - - they're not guaranteeing you the water with the will serve letter. They're saying they'll set a meter. You have to actually buy the meter.

MR. LOMBARDO: So it's not really in effect until they buy the meter.

MR. HUMPHREVILLE: Correct.

MR. LOMBARDO: Okay. So.

MS. STURGES: I still think that the agencies need to - -

MR. LOMBARDO: Well, we'll consider that. Let's move forward on this. Is there - -

MS. ROWE: I make a motion that we extend ah approve the extension of time for CUP 05-07.

MS. STURGES: Second.

MR. LOMBARDO: Okay. All those in favor?

MULTIPLE SPEAKERS: Aye. (unanimous)

#### **4. EXTENSION OF TIME FOR SITE PLAN REVIEW, SPR 01-08 COURTYARD COMMERCIAL**

MR. LOMBARDO: Number 4 I believe is here. Extension of time for site plan review, SPR 01-08 Courtyard Commercial. A request for a two year extension of time for the previously approved project to add 1,900 square feet to an existing 5,417 square foot multi-tenant office building on .56 acre lot located at 7211 Joshua Drive. Applicant: Town of Yucca Valley. Representative: Town Staff. Go ahead, give us Staff Report please.

MR. KIRSCHMANN: Um, just for clarification, 7211 Joshua Lane, not Drive.

MR. LOMBARDO: Oh. It says Joshua Drive here.

MR. KIRSCHMANN: I apologize for that.

MR. LOMBARDO: Okay.

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**9.63.110 – Extension of Time**

The Commission may grant a time extension not to exceed three (3) years. Applications shall be made on a form to be provided by the Planning Division. Prior to the granting of an extension, the Planning Division shall review the previously approved project to ensure it is consistent with all current provisions of the General Plan, Development Code and other Town Ordinances and that the findings for approval of a Conditional Use Permit in compliance with Section 9.63.080, *Required Findings*, can be made. Based upon this review, additional Conditions of Approval may be imposed upon the project by the review authority when the Extension of Time is approved.

The Commission may grant additional extensions of time provided that the project is consistent with the General Plan, Development Code, Master Plans and Specific Plans.

**9.63.120 – CUP Amendment**

Refer to Article 5, Chapter 9.83 Permit Amendments.

**9.63.130 – CUP Revocation**

Refer to Article 5, Chapter 9.84 Permit Revocations.

**9.63.140 – Development of Property Before Final Decision**

A building permit shall not be issued for, and no person shall commence to use, any structure until that structure and its accompanying development has received a Conditional Use Permit in compliance with the provisions of this Chapter. In addition, no other permits shall be issued for any use or structure requiring a Conditional Use Permit unless and until the Conditional Use Permit has been approved.

**9.63.150 – Alteration to Nonconforming Use**

- A. **Procedure:** Administrative Review  
Reviewing Authority: Director

The Director shall review and act upon requests to alter nonconforming uses.

- B. An existing nonconforming use may be altered to accommodate a new structure or accessory use, except where it is an existing nonconforming use of land with no structure thereon.

- ~~C. **Findings:** Before any modification in a nonconforming use may be granted, it shall be found that all of the following conditions shall exist in reference to the alteration being considered:~~

1. The remaining normal life of the existing nonconforming use shall be determined pursuant to provisions specified in this Code prior to consideration of the proposed alteration if in a residential district.
2. The proposed alteration shall not prolong the normal life of the existing nonconforming use.

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
OCTOBER 22, 2013**

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:05 p.m. Commissioners Bridenstine, Drozd, Whitten and Chair Humphreville were present. Commissioner Lavender was absent.

The Pledge of Allegiance was led by Chair Humphreville.

**APPROVAL OF AGENDA**

Commissioner Whitten moved to approve the agenda. Vice Chair Bridenstine seconded. Motion carried 4-0-1 on a voice vote.

**PUBLIC COMMENTS**

None

**PUBLIC HEARING**

**1. DEVELOPMENT CODE AMENDMENT, DCA 08-13,**

Chair Humphreville opened the public hearing for DCA 08-13

Town Planning Technician Diane Olsen presented the staff report regarding the proposed amendment to Title 9, Article 3 of the Yucca Valley Development Code, including the addition of Chapter 9.46 and 9.47, Renewable Energy Generation Facilities.

With no members of the public wishing to speak, Chair Humphreville closed the public hearing.

Commissioner Whitten commented that the proposed language is clear to understand.

Vice Chair Bridenstine stated she was glad to see that the proposed amendment allows for rooftop commercial building applications for the occupant's own use.

Chair Humphreville moved to

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A. that the project is exempt from CEQA in accordance with Section 15061 (b)(3) of the California Environmental Quality Act. The proposed amendment to revise the Town's regulations has no potential to impact the environment. The proposed amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Development Code Amendment, DCA 08-13 meets the



exemption criteria which states “that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA”.

B. Recommend that the Town Council adopts the Ordinance

Vice Chair Bridenstine seconded. Motion carried 4-0-1 on a voice vote.

**CONSENT AGENDA**

**MINUTES**

Commissioner Whitten moved to approve the Yucca Valley Planning Commission minutes of August 27, 2013 as presented. Chair Humphreville seconded. Motion carried 4-0-1 on a voice vote.

**STAFF REPORTS AND COMMENTS**

Deputy Town Manager Stueckle stated that Ross has been in contact with the Town of Yucca Valley regarding future plans to locate here.

**FUTURE AGENDA ITEMS**

None

**COMMISSIONER REPORTS AND REQUESTS**

None

**ANNOUNCEMENTS**

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, November 12, 2013 at 6:00 p.m. in the Yucca Room of the Yucca Valley Community Center.

**ADJOURNMENT**

There being no further business, Chair Humphreville adjourned the meeting at 6:10 p.m.

Respectfully submitted,

Lesley Copeland, CMC  
Town Clerk

DRAFT